

PLANNING AND DEVELOPMENT SERVICES

RE: CottonMouth Development Permit Application

Description of Operation

CottonMouth (0710674 B.C. Ltd.) has been proudly serving the West End community for almost 14 years. It is located in the heart of the Davie Village, at 1120 Davie Street, Vancouver BC V6E1N1.

Services provided during this time:

- Harm reduction education (i.e., education about the use of water filtration and vaporizers to reduce the potential harm caused by combusting/smoking);
- Providing education about potential benefits of cannabis (including CBD) and the risks and benefits of different consumption methods;
- Providing customers with the safest and best glass and vaporizers on the market at a fair cost;
- Providing a safe, clean, inclusive and welcoming space for all adults.

CottonMouth has a loyal customer base, largely due to the service and non-judgemental education they receive when shopping. Our customers have commented that they would much rather purchase their legal cannabis from us because they have an established trusted relationship with us, and know the kind of service and education they will receive. While CottonMouth has never provided cannabis, we have always provided education about it. This is what we are passionate about, and why CottonMouth was opened almost 14 years ago.

Proposed Operation and Services that Will be Provided:

- Harm reduction education (i.e., education about the use of water filtration and vaporizers to reduce the potential harm caused by combusting/smoking);
- Providing education about potential benefits of cannabis and the risks and benefits of different consumption methods;
- Providing customers with the safest and best glass and vaporizers on the market at a fair cost;
- Providing a safe, clean, inclusive and welcoming space for all adults.
- Providing legal cannabis and CBD products to our customers.

CottonMouth will continue to serve the West End as it has for more than a decade, providing friendly service, education, a safe space and quality accessories for consumption. We would love to be able to offer our customers a one stop shop for all of their cannabis needs. Many of our customers are seniors living in the West End who come to us because they feel safe, have gotten to know us over the years and know that we are here to help. We are also LGBTQ+ owned and have strong ties to the vibrant LGBTQ+ neighbourhood we are located in. CottonMouth serves a very diverse community; our customers are a reflection of that.

HOURS OF OPERATION: Hours of operation are currently 11am – 10pm daily. Proposed hours of operation are 10am – 10pm daily OR 11am – 10pm daily.

NAME OF OPERATOR:
0710674 B.C. Ltd.

Relaxation Rationale:

I am requesting a by-law relaxation for by-law 11.28.2 (b) (being located at least 300m from a school). Lord Roberts School Annex is located at 1150 Nelson St. If we were judging by actual walking distance we are 500m away, a 7 minute walk. As the crow flies we are 280m away.

Davie St is a very lively street. There are at least 3 adult shops within a block from us that have quite colourful window displays, there are pubs with open air fronts in summer where the smell of beer fills the air, and there are liquor stores with advertising in the windows. I wouldn't want to see this change; it is all part of what makes up the Davie Village.

CottonMouth has been at this location for almost 14 years and has never experienced any issues with parents or children in the community. We are very serious about ensuring that no minors enter the premises and that we do not market in a way that appeals to minors.

Provided that the storefront is tasteful, with no cannabis advertising and no on site consumption, we propose that we are far enough removed from Lord Roberts School Annex, especially taking into consideration all the other nearby businesses along Davie Street.