



September 2019

Development Permit Operational Letter

Attn: City of Vancouver Planning and Development Services

Re: Zen Den Boutique

At: 2076 Kingsway, Vancouver, BC, V5N 2T3

PID: 013-532-928

To whom it may concern,

Zen Den Boutique are submitting a Development Permit application to the City of Vancouver for a proposed cannabis retail store to be located at 2076 Kingsway, Vancouver.

Store Operation

Our goal is to deliver fantastic service, in a relaxed and informative environment. We wish to open a store on Kingsway to provide this community with quality cannabis and cannabis related accessories.

Zen Den Boutique is a local company, and its owner is experienced in the cannabis industry. They have always strived to be forward thinking and put the customer's needs first.

Success will rely on knowledge, customer service, understanding the community and keeping up to date with government compliance and regulations.

The goal is to hire approximately 12 individuals including a General Manger and part-time retail staff. All staff will be properly trained in order to provide the best possible service and will have passed the provincial workers qualification.

Store Design

Zen Den Boutique is designed to be inviting and a space where customers can view products from locked cabinets and ask the staff questions about the different options available. The layout is simple in order to utilise the space effectively, with a large display counter and educational posters on the walls.

Hours of Operation

Zen Den Boutique's opening hours will be from 9am to 11pm Monday to Sunday. This fits in with the local businesses in the area.

Target Market

We intend to attract existing cannabis consumers, consumers who are new to the industry, and those who are cannabis “curious.”

Community

Community is a high priority for the owner, and the East Vancouver & Kensington - Cedar Cottage community is a perfect fit for Zen Den Boutique due to it being a popular location with young professionals.

The local area is served through a mix of restaurants, coffee shops, retail stores and hotels. We feel a licenced cannabis retail store would fit perfectly in the mix of all of these amenities.

Relaxation Rationale

The location of this store is located 280 metres from the property line of Gladstone Secondary School.

We ask for a relaxation of the bylaw, as this distance is property line to property line. The distance from the store’s front door to the main entrance of the school is over 500 metres.

The walking distance from the proposed store to the school is also 850m, so we do not feel that distancing would be an issue.

