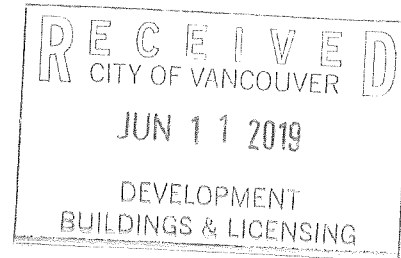


DP - 2019 - 00494

June 13, 2019

City of Vancouver  
Planning Department  
515 West 10<sup>th</sup> Avenue  
Vancouver, B.C.  
V5Z 4A6



Dear Sirs/Mesdames:

**Re: Operational Letter for Development for 2145 Kingsway, Vancouver, B.C.**

Please accept this operational letter as part of the application to seek a development permit for a Cannabis store at 2145 Kingsway.

Included herewith are the requirements for the operational letter:

1. **Proposed Location**

- a) Civic Address: 2145 Kingsway, Vancouver, B.C. V5N 2T4
- b) Legal Description: Strata Lot 3, District Lot 393, Strata Plan VR. 1329
- c) Proposed Use: Retail Cannabis Store
- d) Zoning Category: C-2
- e) Store Name: Green Cross Society of British Columbia (hereinafter referred to as "Green Cross Society")

2. **Overview of Proposed Operation and Services to be Provided**

The business will operate as a legal recreational retail cannabis store with specific further detail herein.

3. **Past Business Operation**

Green Cross Society has until recently has been operating as a medicinal cannabis store for approximately 15 years. Green Cross Society is a not for profit society incorporated in the Province of British Columbia and complies with the provisions of the *Societies Act* of British Columbia and associated Regulations. Accordingly Green Cross Society holds annual general meetings. Annual financial Statements are prepared. Annual tax returns are prepared and taxes are paid. Pursuant to the provisions of the *Societies Act* Green Cross Society has the three directors. The current directors are Stephen Burris, Connie Gerard and Betty Carter.

Green Cross Society currently has approximately 5,000 members. To become a member of Green Cross Society a person must complete and submit an application for membership. The membership process, in part, requires the applicant to obtain the written recommendation of a Doctor who is in good standing with the College of Physicians and Surgeons in the Province of British Columbia, stating that the use of cannabis would help the applicant's medical condition.

Green Cross Society has prepared a detailed Manual for Employees. The manual requires the employees to do the following:

- a) Verify the age of a patient/member with photo identification;
- b) Applying patient/member must have documented Physician's recommendation and reason for use of medicinal cannabis;
- c) Patient/member must have up to date confirmation of diagnosis with acknowledgement of cannabis use: and
- d) Patient/member must have documentation with valid Physician's stamp with Physician's Number.

The Green Cross Society employee manual also includes:

- e) Security protocols;
- f) Sanitation and health standards;
- g) Membership orientation and confidentiality;
- h) Quality control procedures;
- i) Emergency security protocols;
- j) Emergency fire procedures; and
- k) Emergency health procedures.

#### 4. **Current Status of Green Cross Society**

On June 3, 2019 Green Cross Society unilaterally shut down the business and is longer selling cannabis.

#### 5. **Experience with Cannabis**

By dispensing cannabis for medicinal use for the past 15 years Green Cross Society has developed extensive knowledge and expertise in the usage of cannabis to assist members with health related problems. The employees of Green Cross Society are able to recommend to members which particular cannabis product is best suited to assist the member with their medical needs.

Green Cross Society has a close relationship with its members. The members relied on Green Cross Society to provide high quality effective results. Many members reside in close proximity to the store. Green Cross Society provided medicinal cannabis to members who have various types of cancer, various types of pain, inflammation, epilepsy, spasticity, nausea, multiple sclerosis, eating disorders and other health related issues.

The knowledge acquired by Green Cross Society and its employees over the previous 15 years will be very beneficial in the transition of Green Cross Society to the Provincial Recreational cannabis retail store model.

6. **Commitment to the Community**

Over the 15 years of operation the Green Cross Society has worked closely with the local business community to resolve issues that affect the neighbouring area.

**Additional Information Regarding the Operation and Services To Be Provided**

7. **Key Business Objectives**

- a) To operate as a recreational cannabis retail store.
- b) To employ highly educated and well trained staff.
- c) To create a warm and welcoming environment for customers.

8. **Products to be Sold**

- a) Legal Cannabis acquired through LCRB (dried cannabis, cannabis oil, seeds);
- b) Glassware;
- c) Papers;
- d) Lighters;
- e) Grinders;
- f) Storage Options; and
- g) Cleaning Solutions.

9. **Target Market**

Members of Green Cross Society. The current operational model will change based on Provincial Licenses if awarded. Age range is the legal age for clients to purchase cannabis.

10. **Hours of Operation**

Monday to Friday 10:00 a.m. to 8:00 p.m.

Saturday 11:00 a.m. to 6:00 p.m.

Sunday 12:00 p.m. to 4:00 p.m.

11. **Name of Operator**

Green Cross Society of British Columbia located at 2145 Kingsway Vancouver, B.C. V5N 2T4

Directors are: Steven Burriss: 7016 136B Street, Surrey, B.C. V3W 5V4; 778-241-4201

Connie Gerrard: 7016 136B Street, Vancouver, B.C. V3W 5V4; 778-237-4201;

Betty Carter: 2145 Kingsway Street, Vancouver, B.C. V3W 5V4; 778-903-0300

12. **Staffing**

There are six staff members. Staff members will be identified and trained in accordance With the Provincial Cannabis Retail Store Terms and Conditions

13. **Projected Number of Clients**

Green Cross Society anticipates approximately 2,500 transactions per month.

14. **Parking and Loading Strategy**

Green Cross Society is located on Kingsway Street. There is sufficient parking on Kingsway to accommodate clients. There is laneway access (not for customers) to the rear of the store where products are delivered by way of a secured door. The laneway access is also used for the pick-up of garbage. There are three parking stalls for Green Cross Society's use at the rear of the premises adjacent to the lane.

15. **Lineups**

Clients enter and exit the store by way of a street level doorway on Kingsway. There is a seating area to one side of the ground level premises. On the opposite side to the seating area is the location of available products and sales staff. There is sufficient staff to accommodate the number of clients ensuring a constant and orderly flow of traffic.

16. **Noise Mitigation**

The operation of the store is inherently quiet. There is no loud music. At closing time the store is closed and the employees promptly leave the premises.

17. Green Cross Society will comply with all statutory and regulatory requirements to operate a cannabis retail store as required by the Province of British Columbia, including the Terms and Conditions as set forth in The Handbook for the Sale of Non-Medical Cannabis in British Columbia.

18. **Relaxation Rational**

Green Cross Society is located in the area of Gladstone Secondary School. The closest portion of Gladstone Secondary is the southern end of the school grounds where a playing field is located. The main building of the school is located at the northern end of the school grounds.

The distance from the most southerly part of playing field at Gladstone Secondary to the most northerly part of the structure where Green Cross Society is situate is approximately 275 meters. From the most southerly part of the playing field to the front doorway on Kingsway, where clients enter and exit the store, is just over 300 meters in distance.

The above noted distances are calculated in straight lines from point to point. The walking distance is a substantially greater distance and well exceeds 300 meters.

In the 15 years that Green Cross Society has been operating there have been no incidents of a significant nature. There have been no complaints from neighbours or the community. The neighbours and community support Green Cross Society.

For the above noted reasons Green Cross Society is asking that the retail zoning bylaw be relaxed to permit the operation of the store at its present location.

Yours truly,

Best Regards



Steven Burris

Director of Green Cross Society of British Columbia