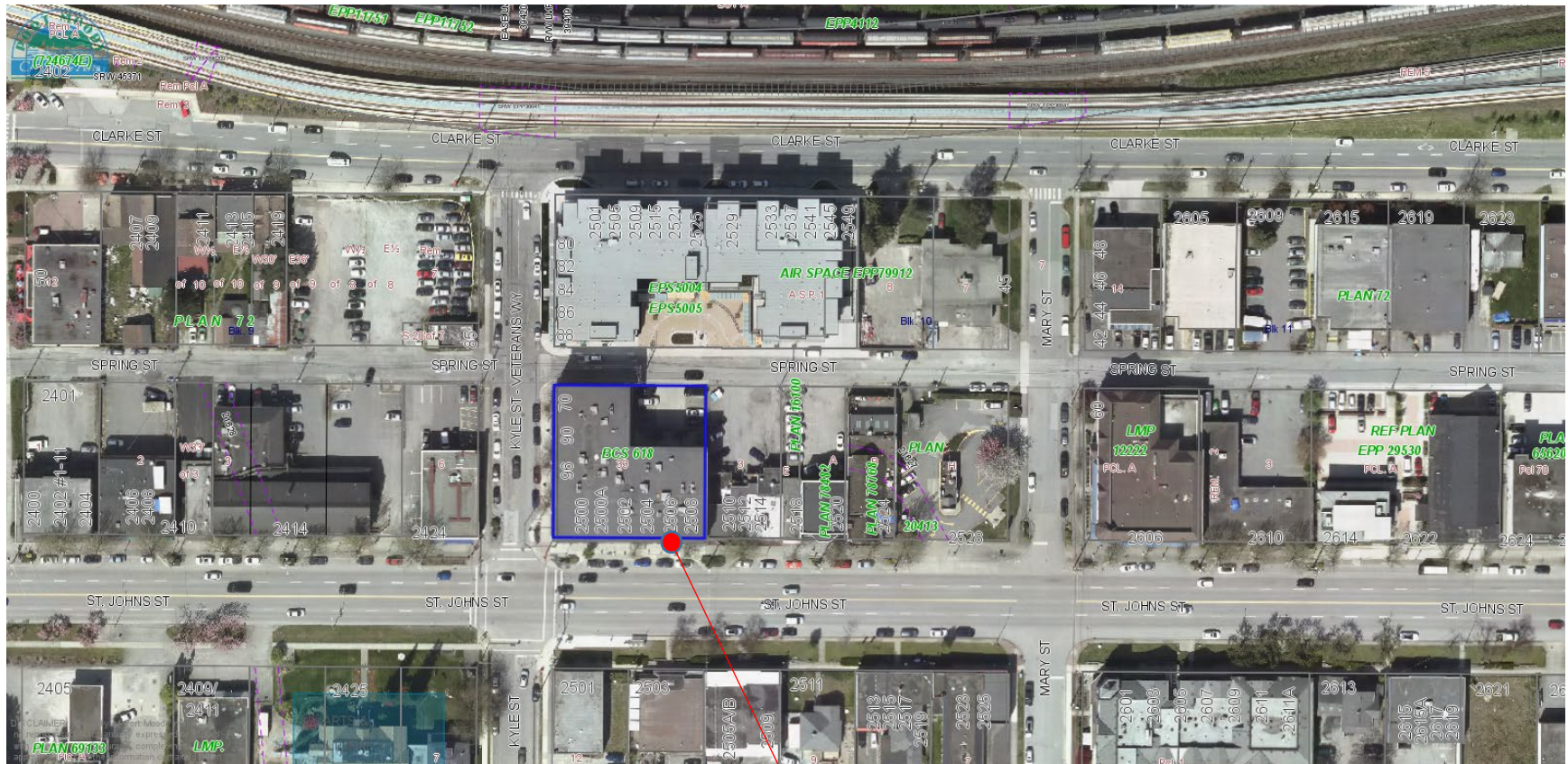
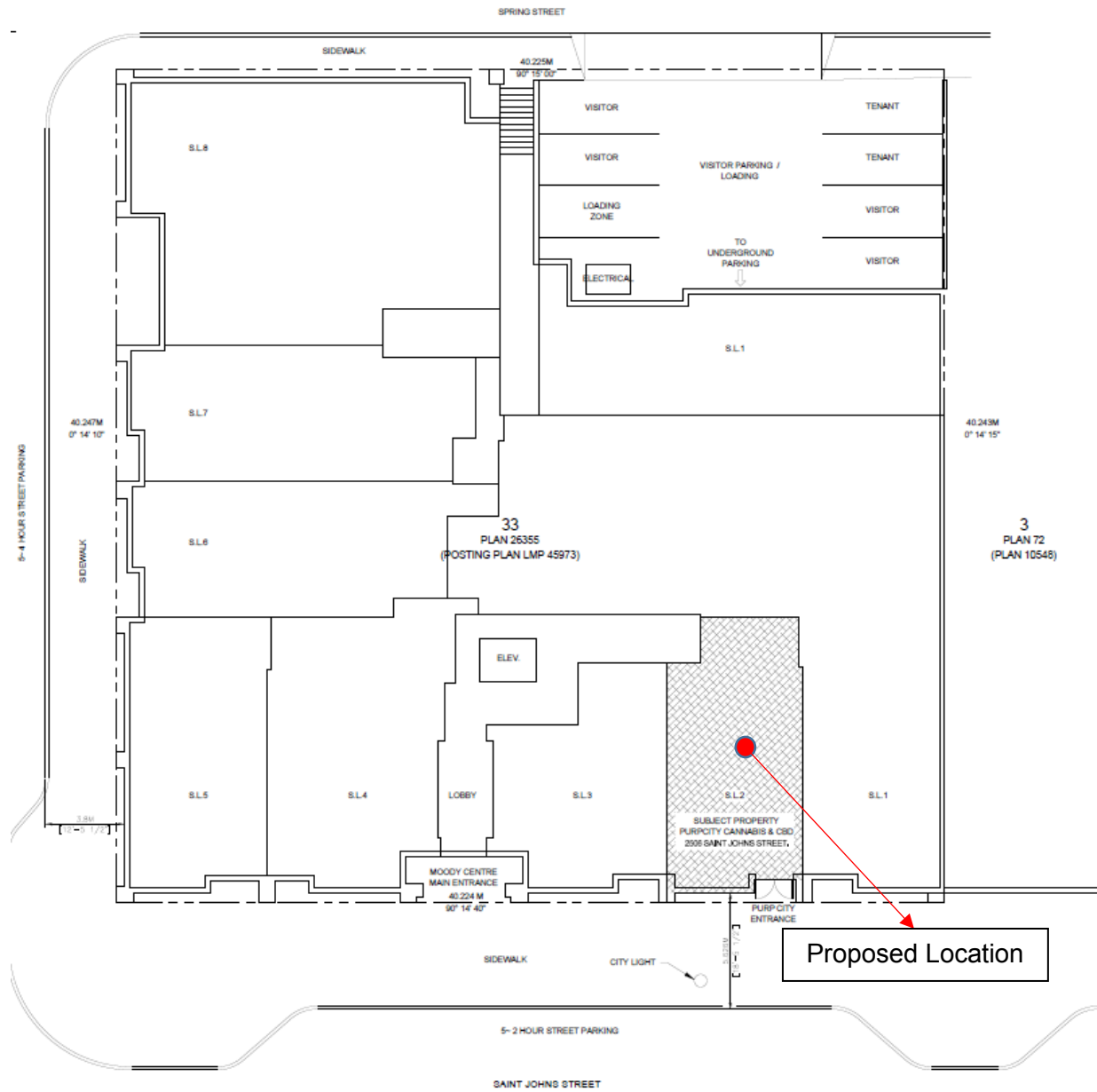


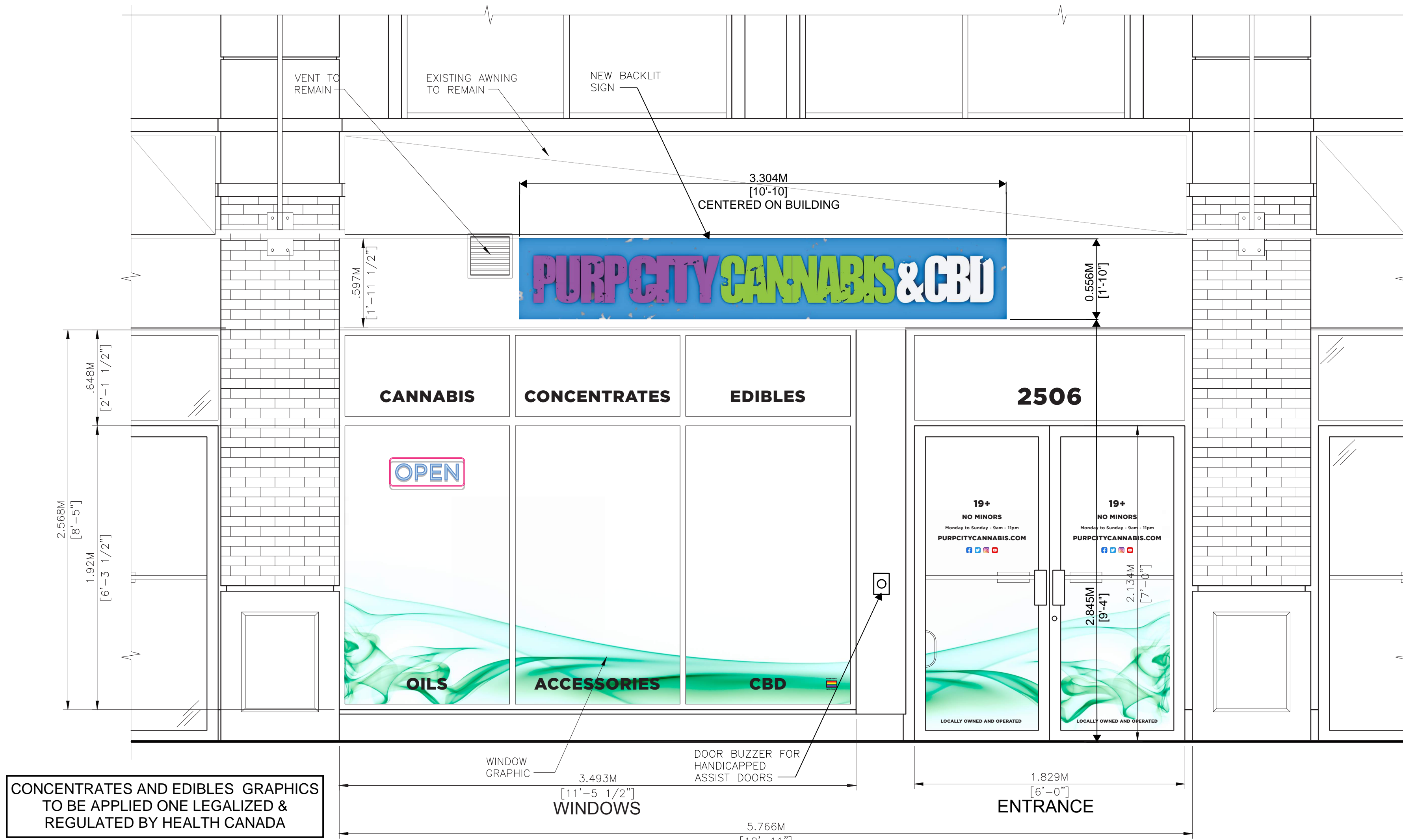
## Summary of 2506 St. Johns Street – Purp City Cannabis and CBD



Proposed location







PROPOSED STOREFRONT ELEVATION 'A'  
NO EXTERIOR CHANGES REQUIRED TO EXISTING BUILDING FRONTAGE.

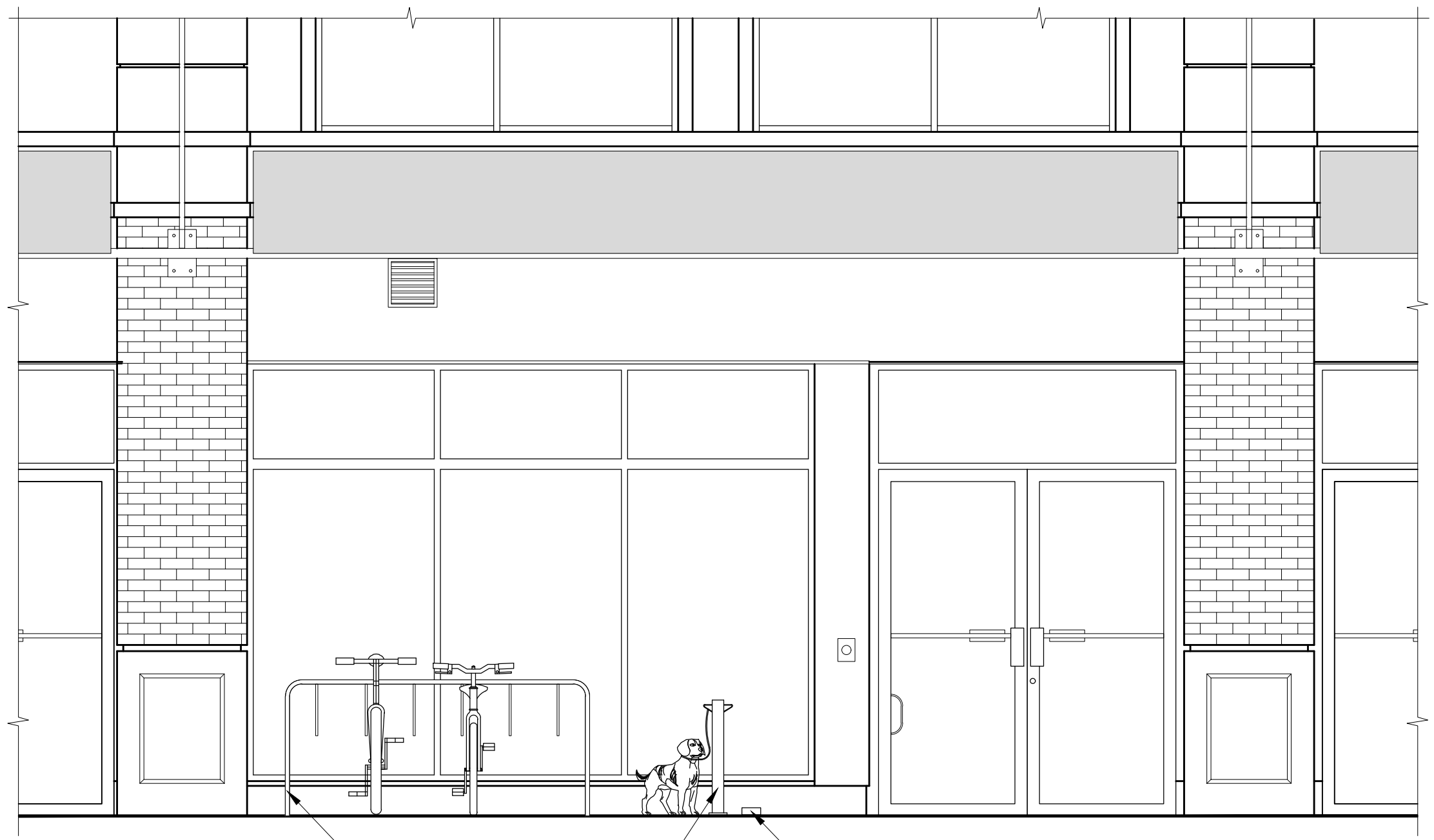
ITEMS TO BE ADDED ARE

- WINDOW GRAPHIC ON CLEAR GLASS WINDOWS (AS SHOWN).
- TAMPERPROOF GLASS WINDOW FILM SHOULD BE ADDED TO ALL INTERIOR AND EXTERIOR GLASS
- NEW 1'-10"x10'-10" BACKLIT SIGN.
- DOOR BUZZER FOR HANDICAPPED ASSIST DOORS.
- MOTORIZED DOOR OPENER PUSH BUTTON (OUTSIDE) & DOOR OPENER (INSIDE)

WINDOW & DOOR LETTERING

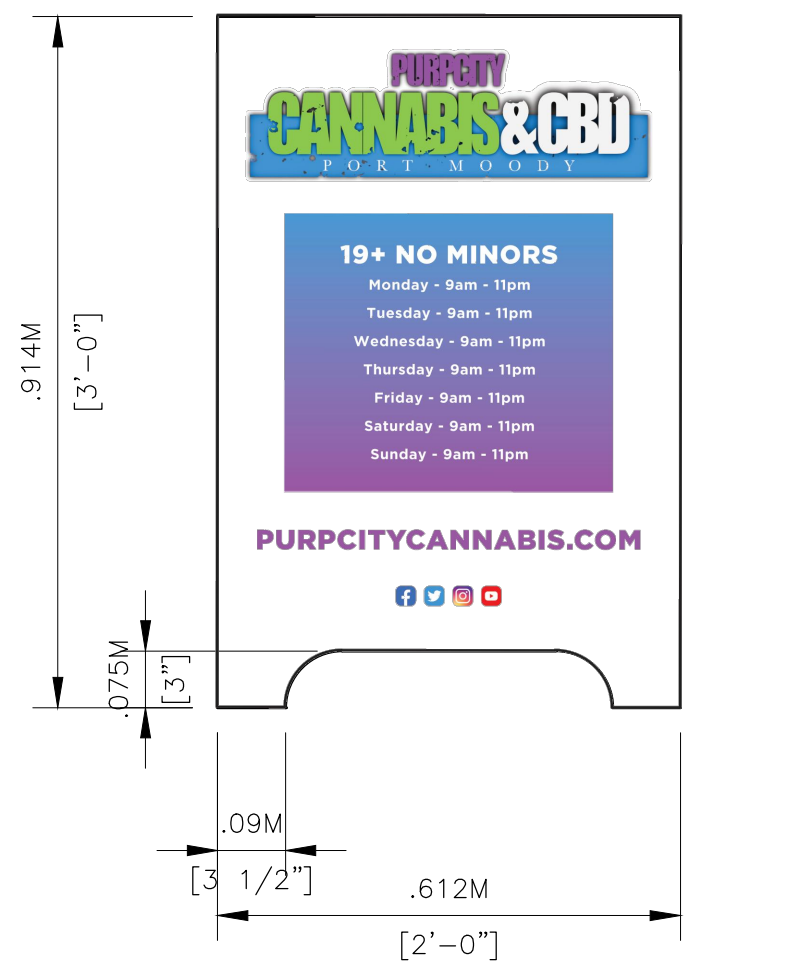
- ALL WINDOW LETTERING TO BE WHITE (SHOWN BLACK FOR DRAWING CLARITY)
- ADDRESS
- HOURS OF BUSINESS
- AGE RESTRICTION.
- NEON OPEN SIGN.
- DESCRIPTION OF PRODUCTS SOLD

**A** PROPOSED ELEVATION  
SCALE: 1:20



PROPOSED BIKE RACK & DOG POST ELEVATION 'B'  
TO ENCOURAGE ACTIVE TRANSPORTATION TO AND FROM THE STORE  
- PROPOSED BICYCLE / DOG BOLLARD & WATER BOWL

**B** PROPOSED BIKE RACK & DOG POST ELEVATION  
SCALE: 1:30



PROPOSED SANDWICH BOARD  
SCALE: 1:10

1	ISSUED FOR REZONING APPLICATION	SEPT 21 2019
NO.	REVISION	DATE
<div><div></div><div><b>cadinmotion</b> BOB BOEL www.cadinmotion.com Cell: 604-983-0057</div></div> <p>This drawing, as an instrument of service, is the property of CAD IN MOTION and may not be reproduced without the permission. All designs and other information shown on this drawing are for use on the specified project only, and shall not be used otherwise without the written permission of CAD IN MOTION. Written dimensions on this drawing shall have precedence over scaled dimensions. All dimensions on the project must be checked by the contractor. This drawing is not to be used for construction purposes until countersigned.</p> <div></div> <div>PROJECT <b>PURPCITY CANNABIS &amp; CBD</b> 2506 Saint Johns Street. Port Moody, B.C.</div> <div>DRAWING TITLE <b>PROPOSED EXTERIOR ELEVATIONS</b></div> <div>SCALE: AS NOTED @ 609x914 DATE: AUG 16 2019 DRAWN BY: B.Boel DRAWING # <b>A-3</b></div>		

## Staff Summary

Location and Land Use		Staff Comments
Zoned for Commercial Retail Use	✓	
Located at least 75 metres from sensitive uses (elementary, middle, and high schools, community centres playgrounds (public and strata)	x	Located 61 meters to the nearest property line of the Port Moody Arts Centre. Refer to Business Proposal and diagram for supplemental information provided by applicant.
Business License Requirements		
Interior sign informing customers of City smoking restrictions	n/a	(Content of sign provided by City and to be displayed at a later date when in operation).
Proof of monitored security and fire alarm contract, including video surveillance	✓	
Design elements to help prevent crime, such as clear sightlines, low walls, and landscaping	✓	CPTED Report submitted: open views and good sightlines provide natural surveillance from neighbouring business and sidewalks from. Steel framed windows and doors.
Visually appealing storefronts, consistent with the character of nearby buildings	✓	No changes to exterior. Consistent design with neighboring businesses. Bike rack and dog facilities.
Adequate lighting within the retail space during and outside of operating hours.	✓	Detailed plan for interior lighting plan. Seven city lights within 50 metres of store make it walkable outside the store most hours of the day.
Aesthetics	✓	Refer to elevation.
Meets applicable Development Permit Area Design Guidelines	✓	Within an existing building. No building exterior changes are proposed.
Meets Sign Bylaw		Tbd
Business Proposal		
Name	✓	Purp City Cannabis & CBD
Hours of operation	✓	9am - 11pm Monday to Sunday
Previous business/retail experience	✓	Director 1: Winvan Paving Ltd. Director 2: Harm reduction and community outreach background. Store manager: Cannabis and cannabis compliance expert with over a decade in the industry.
Business structure (stand alone or franchise)	✓	Stand alone – only operating in Port Moody.
Number of jobs created	✓	3 full time employees (including manager, assistant manager) 9-12 additional employees
Accessibility	✓	Equal employment opportunities, handicap assist front door, recessed area at sales counter, wheelchair friendly interior, accessible washroom.
Branding, Promotion, Marketing	✓	"Proudly Port Moody" campaign*

Identifies how nuisance behaviour will be managed	✓	Security equipment including panic buttons and after hours security on doors and windows, preventing access to minors, involvement of police as necessary.*
Sustainability practices	✓	LED lighting with Metcalfe Lighting, paperless receipts through e-billing, bike rack and dog bollard with bowl to encourage active transportation.*
Community benefit/involvement	✓	Volunteering at food bank. 4% gross profits to SHARE and Port Moody food bank. Local businesses hired to provide services*.
Intent to engage with neighbouring businesses	✓	Members of Tri-Cities Chamber of Commerce. Plan to join Shop Local Port Moody (SLPM).
Opportunity to establish a head office in Port Moody	✓	Plans to establish head office and workshop area in additional unit in Moody Centre*.
Timeline for establishing the proposed business	✓	5-6 weeks for interior construction after other approvals as necessary*.
Website	✓	<a href="http://www.purpcitycannabis.com">www.purpcitycannabis.com</a>

\*Further details in business proposal

**PURP CITY CANNABIS & CBD  
STELLAVA VENTURES INC.  
BUSINESS PROPOSAL**

**OVERVIEW:**

Purp City Cannabis & CBD will operate at 2506 Saint Johns Street seven days a week from 9am-11pm. We will provide dried cannabis, cannabis oils, CBD, cannabis accessories, artisan glass pipes, gift cards and once distributed by the BC LDB; edibles and concentrates. The timeline for establishing our proposed business will depend on building permit processing; however, after applying we will utilize our time effectively by having all of our millwork and signage created. Once permits have been issued our interior construction, cabinet installation and initial hiring can be completed within 5-6 weeks.

**EXECUTIVE SUMMARY:**

As ambassadors of cannabis and cannabis legalization as a whole we will develop a destination for safe, tested cannabis while demonstrating a commitment of excellence to the community through outstanding customer service, selection and an open door policy for anyone of age wanting to come in and get educated. Our “Port Moody First Approach” and “Proudly Port Moody” campaigns will show residents and fellow small businesses what we are all about and our ongoing volunteer work and 4% pledge to subsidize local nonprofit group SHARE, and the Port Moody food bank, will separate us from our competition. We are a passionate family owned and operated small business who owns our own property with plans to acquire additional office space in Moody Centre, where we will keep our head office indefinitely. It should also be noted that unlike the majority of our competitors, we are a stand alone business focused entirely on giving the City of Port Moody everything that we’ve got.

**BUSINESS EXPERIENCE AND TRANSITION INTO CANNABIS RETAIL:**

(Director) Glen Weismiller, sat on the Board of Directors for Winvan Paving Ltd, from 1986-2017. During that time, his hands-on approach saw him as an Equipment Operating Engineer, Plant Operator and Grade Superintendent. Critical roles included coordinating large paving contracts, recruitment, employee retention, scheduling, compliance audits and generating inspection reports. Additionally, Glen took the lead on the majority of Winvan’s horizontal market investing.

(Director) Francine Weismiller, comes from a harm reduction and community outreach background. Acting as an advocate for people living with mental health and substance abuse challenges, Francine, would navigate these men and woman through the necessary steps needed to get back to living a sustainable lifestyle. She is also a strong proponent of our ethical duty to lead by example and advise on safe, responsible use to our customers and community.

(Store Manager) Kristoffer Wierzbicki, is a cannabis and cannabis compliance expert with over a decade in the industry. Specializing in the design, build and maintenance of federally licensed Health Canada personal production facilities, Kristoffer, is a highly organized proven team leader with a long history of people management. Additionally, he is an expert at assimilating laboratory analysis on cannabinoids, terpenes and residual solvents. He is also a long standing Health Canada medical marijuana patient under the current ACMPR and former MMPR and MMAR programs. In preparation for retail, Kristoffer, has successfully completed Kwantlen’s inaugural Retail Cannabis Consultant course, Superhost, Serving It Right and is currently in the process of upgrading his First-Aid. It should also be noted that Kristoffer, possess an LCRB issued security-verification enabling him to work with any licensed vendor in the province.

Moving forward, we have assembled a group of specialized professional service providers, advisors and colleagues with decades of private liquor, cannabis and retail experience to assist in our transition and upon licensing, we will hire one of these coaches for a full time position leading up to our store’s opening. We will also continue to grow our network within the local small business community and encourage feedback from fellow retailers.

**PORT MOODY FIRST APPROACH:**

Our “Port Moody First Approach” epitomizes everything that Purp City Cannabis & CBD stands for. We believe that small businesses are the backbone of every great community and that independent, local companies should be working together whenever possible. To us, keeping our money in Port Moody, matters. Therefore, we have secured BTM Lawyers, N. Naicker & Associates, A3 Creative Solutions, Metcalfe Lighting, Artistic Design Ltd, Leaders Insurance and the Port Moody food bank (SHARE) as businesses who we are working with on the project.

Furthermore, we are now members of the Tri-Cities Chamber of Commerce and as shown on their website, official supporters of Shop Local Port Moody (SLPM) with the full intention of joining once we are able to secure a cannabis retail use business license in the city.

**COMMITMENT TO SHARE FAMILY & COMMUNITY SERVICES AND THE PORT MOODY FOOD BANK:**

We have a signed commitment in place to provide 4% of our gross profits to SHARE, and the Port Moody food bank, paid out on a monthly basis as “unrestricted funding” to commence upon approved licensing. This means that SHARE, can use these resources in any way that they see fit so long as they stay within the food bank. It should also be noted that since August 15th, Kristoffer, has been volunteering at the food bank every Wednesday, handing out hampers and unloading trucks and will continue to do so as we await licensing. It’s important to us that the community knows that while our doors are not open to the public and we cannot contribute monetarily, we will still provide our time.

**BRANDING, PROMOTIONS AND MARKETING PLAN:**

Purp City Cannabis & CBDs name is derived from Purple Kush, known all over the world as one of the most desirable strains of cannabis. Our “Proudly Port Moody” campaign combines social media incentives designed to bring awareness to our shop, the City of the Arts and Port Moody as a whole. With permission, we envision staff wearing the “I love Port Moody” t-shirts on weekends and we have plans to engage a local artist who will create an original piece of Port Moody, themed artwork to be displayed in our store.

Also, working closely with content marketers, we are developing material outlining our road to licensing and all of the things that make us unique. This content will be showcased on our website ([www.purpcitycannabis.com](http://www.purpcitycannabis.com)) and a variety of social media and local news platforms.

#### **SUSTAINABILITY AND ENCOURAGING ACTIVE TRANSPORTATION:**

To help reduce our carbon footprint we’ve paired with local Port Moody, company Metcalfe Lighting. Metcalfe specializes in LED lighting and analysis. Together, we designed a complete LED conversion with dimmed after-hours lighting and photocell technology for exterior storefront signage. This system will use 75% less power than incandescents and last 5x longer with far less greenhouse gasses. To cut waste, bags will be optional and through online incentives, we will encourage paperless receipts through e-billing. Also, as shown on our elevation drawings, we have plans to install a bike rack and dog bollard w/bowl in front of the store to encourage year round active transportation.

#### **ACCESSIBILITY:**

Providing persons with disabilities an opportunity for equal employment is important to us. The same can be said about maintaining a great retail option for customers of the same ilk. To make sure that this is possible our store will have a push button handicap-assist front door, wheelchair friendly smell jar islands with ample legroom underneath and retractable smell jars. Our islands and wall mounted display cabinets are spaced far enough apart that wheelchairs can maneuver with ease and we’ve designed a recessed area on our sales counter for people requiring service from a seated position. Additionally, we have a handicap accessible washroom with grab bars for staff.

#### **STAFFING ROLES AND JOBS CREATED:**

Glen, Francine and Kristoffer will each have distinctive management roles including rotating responsibilities during opening and closing procedures. Kristoffer, will be responsible for handling the stores day-to-day operations on a full-time basis and through the hiring of 9-12 additional staff, look to develop an Assistant Store Manager within the first three months. Each employee will be LCRB security-verified and trained in the Cannabis Act, the Cannabis Worker Qualification Guidebook, the Cannabis Retail Store Terms and Conditions handbook and Serving it Right (until the provincial government unveils its mandatory self-study course for cannabis workers). With plans to develop one of the city’s most inclusive, equal-opportunity workplaces, our staff will be as diverse as they are knowledgeable.

#### **MITIGATING MINORS ENTERING THE STORE, NUISANCE BEHAVIOUR AND SECURITY:**

We have an obligation to ensure a safe environment within our store, therefore, staff will work diligently and as a team to spot problems. City smoking restrictions and social responsibility signage will be placed throughout the shop and as a house policy, we will require two pieces of ID from anyone who looks younger than 25. Additionally, we will have 19+ vinyl lettering placed at eye level on both of our front doors with a zero tolerance policy for anyone underage trying to enter the premises. Intoxicated and or problematic patrons will be removed and all incidents will be recorded in a tamper-proof bound book. Additionally, the Port Moody Police Department will be notified whenever necessary.

Physical security equipment will be supplied, installed and monitored by the same company who fitted the government operated, BC Cannabis Store, in Kamloops — Accurate Lock, Safe & Alarm Co. Hardware includes 8 hardwired security cameras, intruder and fire alarms with 24hr monitoring, motion and glass break detectors, panic buttons, integrated electronic door controllers and a secured storage area with reinforced walls and an independent alarm. All cannabis will be placed in locked/secured cabinets and smell jars will be attached to alarmed retractable lanyards. Our store will have a 21ft folding interior security grille engaged after-hours supplied and installed by Can-Secure Ltd. and we have plans to add a full length anti-kick astragal between our front doors and tamperproof security film to all windows. Additionally, our proposed bike rack and dog post will act as a deterrent for would-be thieves looking for storefronts to drive a vehicle into. It should also be noted that we’ve included a detailed Crime Prevention Through Environmental Design (CPTED) assessment conducted by CPP, Joe Melonari, of 3Si Risk Strategies Inc. which we would encourage you to read.

#### **PROXIMITY TO THE PORT MOODY ARTS CENTRE:**

Although we are understanding of Council’s decision to place a 75m buffer between cannabis retail stores and sensitive uses, it should be noted that as the crow flies, 2506 Saint Johns Street, is 61m from the nearest property line of the Port Moody Arts Centre. Keeping that in mind, we are exactly 75m walking distance to the same point, 90m as the crow flies to the Arts Centre (main) entrance on St. Andrews and 97m as the crow flies from the Saint Johns Street doors. It should also be noted that our store cannot actually be seen from either of these entry points and there are no playgrounds on the property. To display all of this, we are in hopes that you review our Buffer Diagram document showing each of these pathways. The document also provides what we believe to be a good perspective on the legitimacy of our separation.

#### **IN CLOSING:**

You’re going to hear a lot of promises from a lot of different groups as black market vendors scramble to legitimize, regional and national chains look to build valuations, go public and sell themselves off to the soon-to-be American market but from us you get proof. Proof of who we are and who we work with, the charities that we serve and the importance that we place on community. Glen and his family grew a modest paving company to over 150 employees in the same city that they purchased land in, set up a head office and operated for over 50 years.

Now he’s looking to do the same thing in Port Moody.