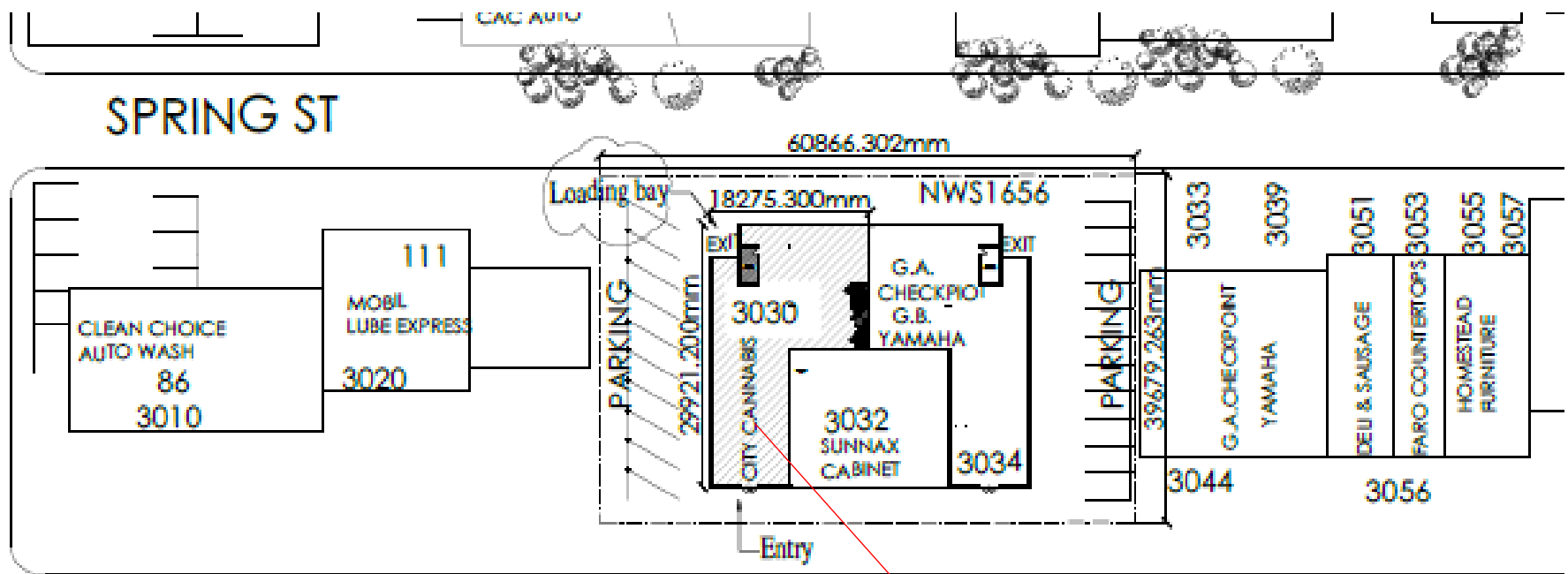


AN Aerial map of the Spring St area in St. Johns, showing various lots and buildings. A red arrow points from the text "Proposed location" to a specific lot labeled "NW S1656".

Proposed location



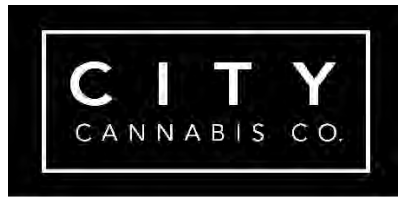
Proposed location



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)	✓	
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	✓	To be demonstrated once in operation.
visually appealing storefronts, consistent with the character of nearby buildings	✓	Located in existing building. Refer to elevation.
adequate lighting within the retail space during and outside of operating hours.	✓	To be demonstrated once in operation.
Aesthetics	✓	Refer to elevation.
Meets applicable Development Permit Area Design Guidelines	✓	Within an existing building.
Meets Sign Bylaw		Tbd
Business Proposal		
Name	✓	City Cannabis Co.
Hours of operation	✓	10:00 AM - 10:00 PM, 7 days a week
Previous business/retail experience (general retail and Cannabis industry)	✓	Currently operating in retail cannabis industry.
Business structure (stand alone or franchise)	✓	Franchise – currently 4 licenses in BC (2 in Vancouver)
Number of jobs created	✓	20-30 employees which include a General Manager, Store Manager, two Assistant Managers, four Host/Hostess and twelve Sales Associates. 80% to be full time employees that earn a above average wage (\$18-22 per hour)..
Accessibility	X	Not addressed.
Branding, Promotion, Marketing	✓	Advertising to comply with regulations.
Identifies how nuisance behaviour will be managed	✓	Security training for staff.
Sustainability practices	✓	Selling sustainable products.

Community benefit/involvement	✓	Assisting vulnerable populations by developing a community benefit plan that provides assistance for causes which require support.
Intent to engage with neighbouring businesses	✓	Work closely with neighboring business for continuity of aligned retail practices
Opportunity to establish a head office in Port Moody	✓	Satellite office proposed in Port Moody to employ an additional 4-6 administrative positions for accounting and support for the Tri -Cities development. Also seeking to expand to the Fraser Valley using Port Moody office as a hub of control and operations outside of Vancouver.
Timeline for establishing the proposed business	✓	60 days.
Website	n/a	n/a

\*Further details in business proposal



## Welcome to City Cannabis Co.

At City Cannabis Co. we always strive to give the customer the most comfortable and informative experience possible. From the moment they walk in, the designated Host will always welcome them with a warm and inviting greeting. At this point we inform the customer of certain procedures and how we operate, allowing them to either proceed on their own, or continue with the sign up process. As with traditional bricks and mortar retail, City Cannabis Co provides products and services for everyday consumerism, we are an age gated business that serves the general public that possesses 2 Pieces of id, must be 19 or older to access entry, All transactions are allowable to the general public with no other regulation. City Cannabis Co abides by the regulatory processes for all patrons, we do not require memberships as per the legal regulations. Upon verification of the age gate, nothing else is required to make a purchase. Every individual is provided a concierge experience to make sure that knowledge and education is provided for safe consumption. This personal interaction will answer every and all questions, helping patrons to understand all particulars will enable them to make the rite possible decision that best meets their needs.

City Cannabis operations provide a secured environment that provides products that have been approved by Health Canada by the control and production practices that have been mandated for all suppliers for distribution practices.

City Cannabis was awarded the first two provincial licenses in Vancouver and are currently the largest retail chain in BC with four licenses. The development of systems and procedures for safe practices and procedures through due diligence have evolved policies and programs both for internal and external requirements set by the province. We currently operate the following locations; 610 Robson St - Vancouver BC, 2317 Cambie Street - Vancouver, BC, 7289 Fraser Street - Vancouver, BC, 215 Port August Street - Comox, BC.

City Cannabis has a diversified Management team that encompasses; Retail Leasing, Business Development (Licencing & Design), Retail Management, Operational Management, Legal, Accounting, Technology, Human Resources and Supply Management which equates to a cohesive team of eight professionals who are actively operating the business.

Our Port Moody team will consist of 20-30 employees which include a General Manager, Store Manager, Two Assistant Managers, Four Host/Hostess and Twelve Sales Associates of which 80% are full time employees that earn a above average wage (\$18-22 per hour). We will have a satellite office in our location at 3030 St Johns Street in Port Moody, this office will employ an additional 4-6 administrative positions for accounting and support for the Tri -Cities development. We are looking to expand to the Fraser Valley using Port Moody office as a hub of control and operations outside of Vancouver.

We will be selling approved products as per the Provincial Guidelines from LCCB, accessories will be purchased as long as they are approved products that are outlined for recreational purposes. Our operations will be open from 10:00 AM to 10:00 PM or otherwise outlined by the Municipal guidelines. City Cannabis has an extensive Training Program that requires every employee to undergo multiple levels of conformity for standards and procedures set by the Province, additional training focuses on Security, Health Benefits and individual Product knowledge that is constantly evolving in a fast-paced environment that has all checks and balances approved and signed off during the review process constantly during the term of employment.

## COMMUNITY IMPACT STATEMENT

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The results from legalization will show significant monetary tax revenue. To ensure that positive outcomes occur alongside the considerable economic boost, the generated tax revenue could be used to fund public programs such as substance abuse and regulation of cannabis use. This would ensure that any adverse effects caused by the legalization were paid for by its own generated tax revenue.

The legalization of recreational marijuana in Canada will generate substantial taxation revenue due to the presence of significant black market for marijuana as the second most consumed substance nationwide, behind only that of alcohol. The legalization will and has resulted in the employment of more workers who can grow, sell and package marijuana for sale in the Government approved grow-ops and Licenced retailers.

The illegal market for marijuana is a major risk to the well-being of Canadian children. Removing this illegal access point through the legalization would be beneficial in terms of reducing youth illegal activity rates, and diminishing the drug dealers' power over Canadian youth. While legalization will reduce the size of the black-market activity, it will not eliminate the issue altogether. Our consumers are becoming increasingly attuned to sustainability issues and demanding to keep pace with their changing expectations. We therefore have an important role to play in promoting the accessibility of sustainable products to all consumers. Consumers want us to help make more sustainable purchases that will clearly have a positive experience. There is clearly both demand and opportunity for us to facilitate changes in consumers' sustainable purchasing behavior. It is challenge for us to manage consumer expectations - our agenda is rapid, consumers' demands for simple, quick actions with the complexity of many sustainability issues. We clearly have a potentially powerful role in getting the message across to consumers. Customers are hungry for information on the sustainability of the products they buy, but the translation of complex sustainability issues into simple consumer messaging is a tough challenge that we must build in this new industry.

The City Cannabis Co business will not negatively impact the surrounding community, cannabis operations will have no more impact on the surrounding neighborhood than a coffee shop or drugstore. Residents won't see Retail Cannabis outlets as undesirable storefronts in their neighborhood, these centers will not appear to have any impact on the urban landscape and therefore on the health of the communities in which they are located.

The City Cannabis businesses will generate community benefit that will positively impact the surrounding community by generating economic benefits like jobs, revenue, and real estate demand. City Cannabis Co will participate in giving back to the community by assisting vulnerable populations, by developing a community benefit plan that provides assistance for causes which require support. All advertising will comply with the federal Cannabis Act, the provincial Cannabis Control and Licensing Act, Regulations, and the local government requirements for the area in which the store is located. We are limited to the regulations dictated by the provincial entity, we are unable to have an association with other business that may conflict with the rules enforced by Bill C 45. We pride ourselves in providing a safe legal source for consumers, working and listening to consumers to all concerns or misgivings truly provides a mutually beneficial experience. City Cannabis is extremely diligent regarding an environment that is explanatory to be mindful to all nuances of operations for an engaging business partner. We work closely with neighboring business for continuity of aligned retail practices that delivers mutual benefits as a destination retail outlet. Driving above average consumerism daily provides additional traffic to the immediate area, spill over to adjacent business's will develop a greater benefit to all patrons for enhancement for their shopping experience. Where ever possible we would happily work with local business's to engage consumers for all their shopping needs, providing a safe and secure environment both internally as well as externally, provides continuity with all business practices. Local support of direct community involvement is part of our support to make sure that everyone benefits from City Cannabis Co. operations.

Once approval has been awarded by the Municipal entity and all requirements have been met as per the Provincial regulatory processes City Cannabis Co will apply for a BP to begin construction of the location. This process generally takes 60 days from start to finish to commence operations to the general public.