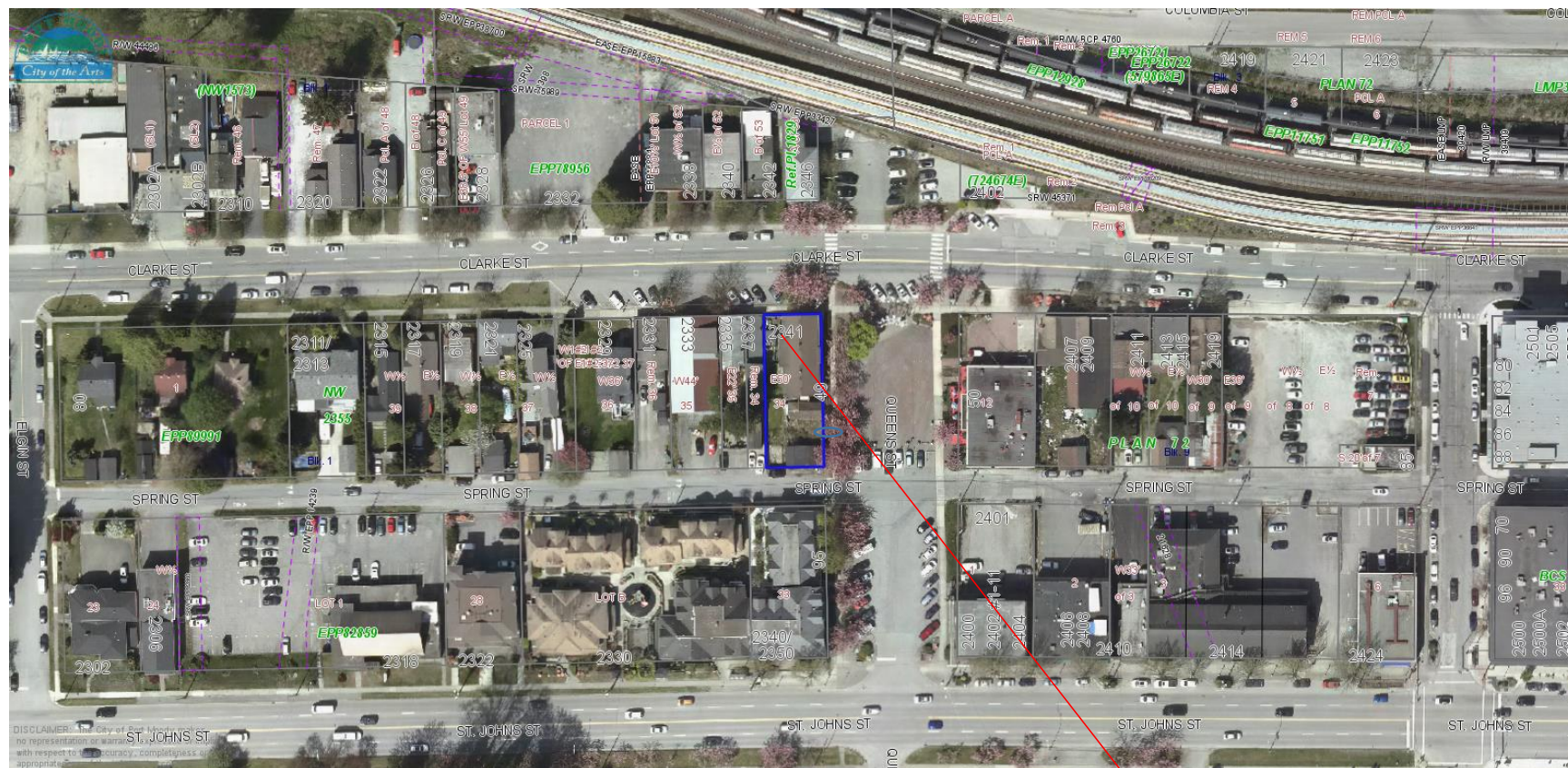
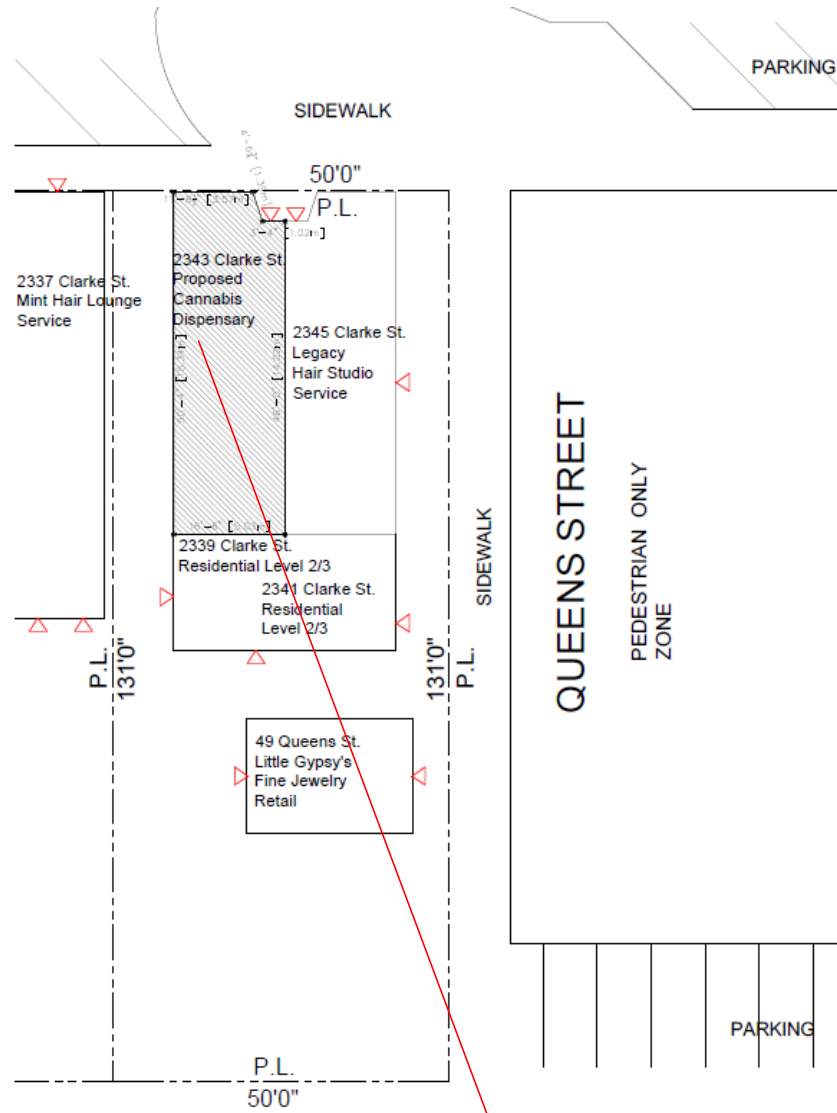


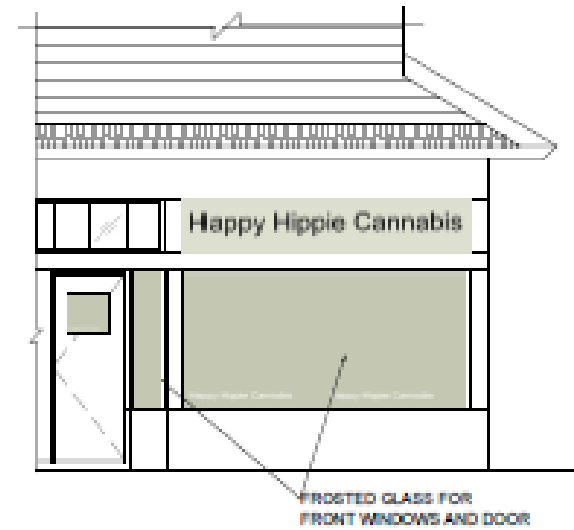
Summary and Location of 2343 Clarke Street (Happy Hippie Cannabis Co.)



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	✓	CPTED plan submitted including public area for natural surveillance, landscaping, lighting, open floor plan.
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.	✓	Street lighting at rear of building and both sides of Barnet highway.
Aesthetics	✓	Refer to elevation.
Meets applicable Development Permit Area Design Guidelines	✓	Protected Heritage Building and located within Moody Centre Conservation Area. Tenant improvements must comply with relevant Heritage guidelines.
Meets Sign Bylaw		Tbd
Business Proposal		
Name	✓	Happy Hippie Cannabis Co.
Hours of operation	✓	9:00 am-11 pm Monday to Sunday
Previous business/retail experience (general retail and Cannabis industry)	✓	20 years experience in liquor industry - owner of St. James Well in Port Moody.
Business structure (stand alone or franchise)	✓	Stand-alone
Number of jobs created	✓	10-15 staff members including assistant manager, keyholders, and floor staff (budtenders/cannabis consultants).
Accessibility	✓	Mobility aids to navigate store, large-print and braille menus.
Branding, Promotion, Marketing	✓	Online marketing with age verification.
Identifies how nuisance behaviour will be managed	✓	Incident log of all disorderly conduct and refusal of service.
Sustainability practices	✓	Packaging recycling program.

Community benefit/involvement	✓	Currently supports Eagle Ridge Hospital foundation, Share food bank, Drive for the Cure cancer foundation, Rotary Club of Port Moody.
Intent to engage with neighbouring businesses	✓	Involved member of the Port Moody business community and participates in the Chamber of Commerce.
Opportunity to establish a head office in Port Moody	✓	Yes
Timeline for establishing the proposed business	✓	As soon as possible.
Website	✓	n/a

*Further details in business proposal

Retail Cannabis Business Proposal

Store Name: Happy Hippie Cannabis Co

Hours of Operation: 9am-11pm

My Story

I own the St James's Well Irish pub in Port Moody. I have been involved with this business for the most part of 20 years. I started in 1999 as a busboy , and within a year I was a key holding supervisor. In 2004 I was promoted to Assistant GM and held the position for 3 years, and chose to leave to travel. In 2007 I was hired by Browns Social House to help open one of their 1st locations, and in 2008 I helped open their 4th location and was a bar manager there until December 2010. In 2011 I came back to St James's Well as a GM and bought in as 10% partner. After 6 months of working the ownership group approached myself and my father and offered us the business to purchase. We completed the purchase in 2012 and have learned a lot in the last 7 years. We currently employ 35 - 40 staff members, support various local charities such as Eagle Ridge Hospital foundation, Share food bank, Drive for the Cure cancer foundation (which I am also on the board of directors) , we support the Rotary Club of Port Moody hosting their weekly breakfast for the last 19 years. We have grown the business from 1.8 million in sales in 2012 to close to 2.8 million the end of this calendar year.

Although I would have liked to have experience in the cannabis retail industry, my experience in the alcohol industry and business management experience has given me a strong foundation for success. Additionally, my experience in managing regulations and compliance with the LCRB in the alcohol industry are skills that transfer well into managing a cannabis retail business. I've also been in collaboration with consultants and advisors in the cannabis industry to help me along the way.

The Store

Staffing: Rylie Ableman is the owner operator. Upon approval, 10-15 staff members will be hired for operations, with positions including an assistant manager, keyholders, and floor staff (budtenders/cannabis consultants) Staff will be recruited with a multi-pronged approach that will include but is not limited to job advertisement, recruiters & job fairs.

The interior of the store is being renovated prior to occupancy, and our design ensures that there is more-than-adequate space for customers with mobility aids to navigate the store. We will ensure that large-print and braille menus are available so that all customers are able to make informed purchases.

Out of an abundance of caution, to ensure that our promotional materials are only seen by those 19 years of age and older, we will limit our marketing to online channels where the age of the

audience can be verified. As you can see from our proposed store renderings, our signage is simple and blends in well with other stores in the area.

Before commencing their employment staff will take a training course based on provincial standards, which includes proven strategies to safely identify and deal with intoxicated and/or troublesome customers. We keep an incident log of all disorderly conduct, and violators will be refused service indefinitely.

Happy Hippie Cannabis Co. will begin as a stand-alone store in Port Moody, but we are pursuing opportunities for future locations in British Columbia.

Commitment to Community & the Environment

We intend to actively engage and listen to feedback from our community and surrounding businesses. As an existing business owner in Port Moody, this is nothing new to me. We will offer a cannabis packaging recycling program at our store. In addition, when consumers have the option to buy cannabis from a local, regulated store, they will be much less likely to buy from unregulated online dispensaries, reducing their presence in the area.

While provincial regulations limit the amount of public interaction we can have with other non-cannabis businesses, we plan to be an active, involved member of the Port Moody business community and participate in the Chamber of Commerce.

As this location will be the first Happy Hippie Cannabis Co. store to open, it will serve as our head office.

Timeline

We plan to begin our interior renovations as soon as our rezoning application is passed by Council. We also plan to open the store as fast as possible pending all license approvals.