

Applicant's Submission



Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

This is an application to incorporate 'Cannabis Store' as a discretionary use into Direct Control District 102D2016 (the "DCD") also known as 'Westman Village'.

A pre-application consultation with respect to this application has occurred.

Westman Village was created on May 2, 2016, pursuant to bylaw amendment LOC2015-0126 (the "Bylaw"). The DCD is located in the southeast corner of the City of Calgary and is part of the community of Mahogany.

Westman Village offers a unique living experience. The residents of Westman Village range from; first time homebuyers to young families, to baby boomers that are downsizing, to independent retirees, to elderly individuals requiring some level of care to people requiring fulltime extended care.

The retail component of Westman Village has a pharmacy, dental office, high-end restaurant, quick serve restaurants, coffee shop and liquor store. Cannabis Store is an excellent complement to these uses and will service a need amongst residents.

The applicant desires to incorporate the Cannabis Store use into Site 1 as identified in the Bylaw. The current base zoning with respect to Site 1 is M-H2 Multi Residential – High Density Medium Rise. The current discretionary uses with respect to Site 1 are:

- a) Fitness Centre;
- b) Indoor Recreation Facility;
- c) Instructional Facility;
- d) Liquor Store;
- e) Medical Clinic;
- f) Restaurant: Food Service Only – Large;
- g) Restaurant: Food Service Only – Medium;
- h) Restaurant: Licensed – Large;
- i) Restaurant: Licensed – Medium; and
- j) Social Organization.

The developer did not incorporate Cannabis Store as a discretionary use when the DCD was originally created as the use was not currently contemplated within the City of Calgary Bylaw 1P2007, and the legalization of recreational cannabis within Canada was not a certainty at the time.

The owners of the applicant are originally from Calgary and grew up in southeast corridor. They are both well connected to the community and will be highly engaged in the business.

The owners support medicinal use of cannabis products as part of an overall treatment protocol and the recreational use of cannabis as an alternative to other substances. Both have first-hand experience with the benefits of cannabis products as an alternative form of treatment through friends and family members.

The retail concept behind Village Cannabis is to provide a safe and professional environment where individuals can feel comfortable purchasing leaf cannabis and other cannabis derived products. The applicants intend to invest significant capital in tenant improvements, furniture, fixtures and equipment. The retail store will have a boutique feel that caters to the local market.

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The applicant believes that there is a strong demand for a Cannabis Store both at Westman Village and within the community as a whole. The applicant's retail location will provide a service to the residents of the local community.

Many of the customers that will use the Cannabis Store suffer from chronic pain, degenerative diseases such as multiple sclerosis or rare forms of cancer who use cannabis derived products as part of their overall treatment regime. The applicant's retail location will provide access to a product that is in demand within Westman Village and the surrounding area.

There currently only 2 approved licensees in the southeast corridor, both of which are a significant distance from Westman Village, further contributing to the need for the addition of a Cannabis Store within the DCD.

The applicant submits that there are no concerns with respect to proximity to other Cannabis Stores or issues with market saturation within the vicinity of the DCD.

The applicant further submits that the incorporation of its concept into Westman Village will add value, character and distinctiveness to the development.

The applicant hosted a 'Cannabis 101' speaker series event at the Westman Village on June 28, 2018. The event was attended by over 70 individuals, mostly residents of the Westman Village, all of whom expressed their support for a Cannabis Store at the development.

The applicant has also communicated with the Mahogany Home Owners Association, Copperfield Mahogany Community Association and Ward 12 City Councilor regarding this application. To date, the applicant has not received any negative feedback from the local community or stakeholders in relation to its intention to open a Cannabis Store at Westman Village.

The applicant looks forward to the opportunity to bring a vibrant business to the community.

All of which is respectfully submitted.

NOTE: Applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. If you consider the information to be personal, do not put it on the plans.

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