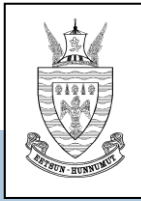


Development Application



District of North Saanich

Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9

Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

Part 1

An application is submitted for one or more of the following:

- Rezoning/Bylaw Text Amendment
- OCP Amendment
- Development Permit
- Development Variance Permit

- Board of Variance
- Temporary Use Permit
- _____

Description of Property

Civic Address 10330 McDonald Park Road, North Saanich, BC PID 030-305-454

Legal Lot B Block _____ Section 14 Range 2 East Plan EPP76539

Contacts

Please print clearly.

Applicant

Name Andrew Sinclair		Company Sandown Properties Ltd.	
Address 470 - 3820 Cessna Drive		City Richmond, BC	
Email andrew@platformproperties.ca		Postal Code V7B 0A2	
Phone 604-563-5000, ext. 5	Cell	Fax	

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required) 	Date May 22, 2023
--------------------------------------	-----------------------------

Owner

If the applicant is NOT the owner, complete "Owner's Authorization" form.

Name		Company Sandown Properties Ltd.	
Address 470 - 3820 Cessna Drive		City Richmond, BC	
Email andrew@platformproperties.ca		Postal Code V7B 0A2	
Phone 604-563-5000, ext. 5	Cell	Fax	

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

Reviewed By	Date	File No.
Received	Received By	Folio No.
Required Documents	Required Plans	Fees \$
	Receipt No.	

Forms of payment accepted:

CASH

CHEQUE

INTERAC

*Cheque Provided

Development / Variance Permit Application



Part 2

Development Details

Current Zoning C5 Property Size (m² or ha) 15,649 m²

Existing Use

Vacant land

Describe Proposal

Application for a Zoning Bylaw Text Amendment to permit the retail sale of cannabis in the C5 zone.

Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
<i>Example</i> (Section 204.7 – Building Height)	(9.0m)	(9.5m)	(0.5m)

(attach additional information to clarify)

Justification and Support

~~Sandown Park will further advance new retail offerings in North Saanich with the construction of Phase 2. The retail sale of cannabis has been established as a norm in modern shopping environments and is among the expected suite of goods and services typically offered. We have a conditional offer to lease in place with a tenant located in one of our properties and the area dedicated to the use is anticipated to be in the vicinity of 2,500 sq. ft. +/- . The use will be relatively minor in terms of the overall floor area, however will certainly be an important component of Sandown Park nonetheless.~~

(attach additional information to clarify)

Site Profile for Contaminated Sites

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed “Site Profile” on properties that are/were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*.

Please indicate if:

- yes no
 the property has been used for commercial or industrial purposes; and,
- yes no
 soil removal is required as part of this proposed permit.

If both of these are applicable (yes) consult with Schedule 2 of the *Contaminated Sites Regulations*, obtained from the Municipal Hall, to determine if a Site Profile is necessary. Additional information regarding contaminated sites is available from the municipality or from the BC Government website – Contaminated Sites page.

Part 2

Consult with staff to determine non-applicable (N/A) items. Additional information may be requested during application review.

Req'd	Rec'd	Documents
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way & easements
		Brief Rationale for Proposal Show justification for the variance(s)
		Site Profile Complete "Schedule 1" from the <i>Contaminated Sites Regulations</i>
		Community Comments Include any comments from neighbours/community associations

Development Summary (data table on plans)	
	Owner & Designer/Architect
	Civic & legal address
	Project description
	Site area & site coverage
	Total floor area & floor area ratio (FAR)
	All setbacks
	Number & type of units
	Parking requirements & calculations
	Height of building
	Variance(s) requested

Req'd	Rec'd	Plans	Details
		Sets of metric plans	Reduced sets of metric plans
		Site Plan metric scale only	North arrow and scale
			Dimensions of property lines, rights-of-way, easements
			Dimensions & setbacks of all buildings & structures
			Location of existing & proposed access, sidewalks, curbs, boulevards, edge of pavement & transit stops
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades
			Locate all water lines, wells, septic fields, sanitary sewer & storm drain facilities
			Locate high water mark, top of bank, natural boundaries, watercourses & riparian area on or within 30 m of property
			Location & dimensions of free-standing signs (relating to DVP)
			Identify requested variance(s)
		Floor Plans min. scale 1:100	Uses of spaces & building dimensions
		Elevations min. scale 1:100	Building finishes, materials & colours
			Natural, finished grade & floor(s), roof & building height elevations
			Locations & sizes of roof mechanical equipment, stairwells, elevator shafts etc that protrude above the roof line (if relating to DVP)
			Building signage details (if relating to DVP)
		Landscape Plan scale as site plan	If required to demonstrate requested variance(s)

Additional Requirements

**Municipal
Specific
Requirements**

September 6, 2023

Via Email

District of North Saanich
1620 Mills Road
North Saanich, BC
V8L 5S9

Attention: Mayor & Council

Dear Mayor Jones & Councillors,

**RE: Sandown Park – Lot B
Application Letter for Zoning Bylaw Text Amendment (C-5), Cannabis Retail Sales**

We are providing this letter for Council's consideration as part of our application for Cannabis Retail Sales for Phase 2 at Sandown Park. We have received preliminary feedback from Staff on this application, which this letter, site plan and accompanying materials from Cheeky's Cannabis Merchants intends to address.

As Council is likely aware, construction of Phase 2 is actively underway and our efforts to market space to fill the buildings are ongoing. At this point, we're +/- 60% leased and are excited to welcome new retailers to North Saanich to serve the daily needs of residents with new grocery, dollar, liquor, pharmacy and restaurant offerings. While this has provided sufficient comfort to commence construction, project feasibility requires that we lease the balance of the buildings prior to opening next summer and we're working very hard to accomplish this in a changing retail environment.

We acknowledge the Sandown Commercial (C-5) zone permits many uses, however note there are limits to users that are growing, have an interest in a physical presence and contribute to the desired mix of goods and services offered and expected within a modern shopping environment as envisioned for Sandown Park. Cannabis Retail Sales is a growing use that contributes to the mix of retailers locating at Sandown Park and is one that we believe is well suited to withstand the headwinds to our industry from online retail. It is a common use in most new development projects similar to Sandown Park. While the use is not permitted in North Saanich as yet, it is a legal use in British Columbia and became such after the adoption of the C-5 zone and understandably was never contemplated at the time. We believe this is a desirable and appropriate use, have secured a tenancy with a first-class retailer and have accordingly made application for it to be permitted at Sandown Park.

We also have experience with the use in two of our other shopping centres. Specifically, we have a BC Cannabis government store in Port Coquitlam and a Cheeky's Cannabis Merchants location in Maple Ridge. We have not experienced any negative or undesirable activity resulting from the use whatsoever. Furthermore, Cheeky's Cannabis Merchants is partly owned by Springs Group, who will be operating the liquor store at Sandown Park and will therefore already have a presence on property. We believe they have the ability and track record through 30 years of experience

operating several locations in highly regulated industries to responsibly operate a cannabis retail store at Sandown Park.

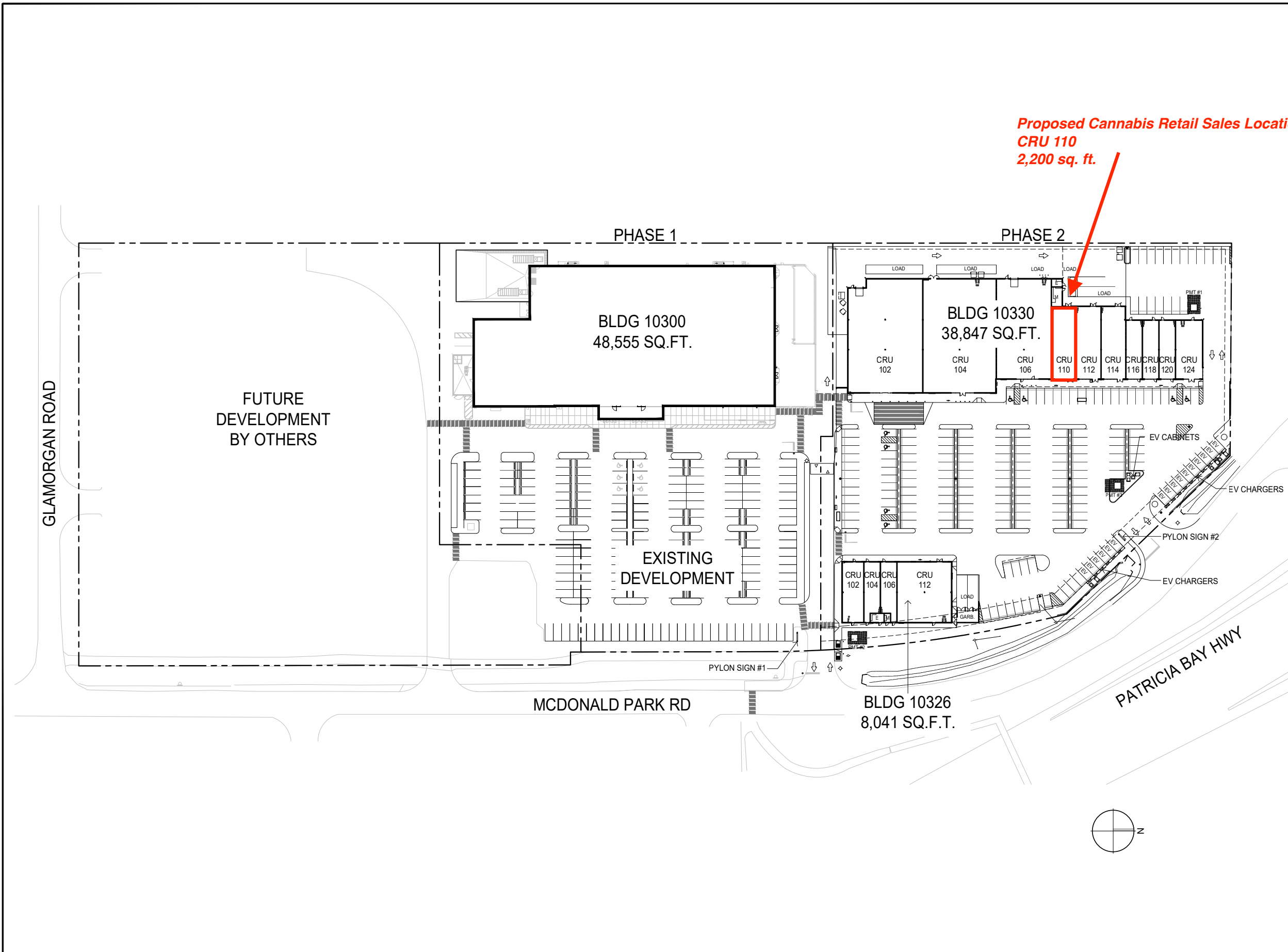
The Cannabis Retail Sales use is proposed to be +/- 2,200 sq. ft. in area in CRU 110, which is next to their liquor store and set back off the frontage in Building 10330 as shown on the site plan provided. We are confident this will be the only Cannabis Retail Sales use on property and therefore are requesting approval of the use up to 2,200 sq. ft.

We believe that although the proposed Cannabis Retail Sales use represents a minimal proportion of the overall area at +/- 2% of Phases 1 and 2, it will positively contribute to the overall tenant mix and consumer draw at Sandown Park. We hope Council looks favourably upon the application and are happy to address any further questions or concerns Staff or Council may have, alongside Cheeky's Cannabis Merchants.

Best regards,



Andrew Sinclair



Proposed Cannabis Retail Sales Location
CRU 110
2,200 sq. ft.

No.	Description	Date	Dr.
11	ISSUED FOR LEASING	July 14 2023	
10	ISSUED FOR BP AMENDMENT	JUL 10 2023	
09	ISSUED FOR CONSTRUCTION	JUN 28 2023	
08	RE-ISSUED FOR TENDER	JUN 08 2023	
07	ISSUED FOR TENDER	MAY 03 2023	
06	ISSUED FOR TENDER DRAFT	APR 09 2023	
05	ISSUED FOR BP	MAR 27 2023	
04	ISSUED FOR BPA DRAFT	MAR 03 2023	
03	ISSUED FOR TENANT COORDINATION	MAR 03 2023	
02	ISSUED FOR 75% COORDINATION	FEB 17 2023	
01	ISSUED FOR 50% COORDINATION	FEB 10 2023	

Revisions: Read Up

plat:form
 Platform Properties Ltd
 UNIT 410 - 3020 GESSNER DRIVE RICHMOND, BC V7B 0A2
 TEL: (604) 563-5000 FAX: (604) 563-5001

DA
 DA Architects + Planners
 200 - 1014 HERRER STREET, VANCOUVER
 BRITISH COLUMBIA, CANADA V5B 2W9
T 604 685 6312
F 604 685 0888
 www.da-architects.ca


SANDOWN PARK SHOPPING CENTRE 10300, 10326, 10330
 MCDONALD PARK ROAD
 NORTH SAANICH, BC

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Sheet Title
OVERALL PHASING SITE PLAN

Job No.	1404-200	Sheet No.	
Scale	AS NOTED		
Drawn	AM		
Checked			
Approved			
Date	2023.03.07	Revision	-

A1.0

A close-up photograph of a cannabis plant with vibrant purple trichomes and green buds, set against a dark background. The plant is positioned in the top and bottom corners of the frame.

C A N N A B I S

Cheeky's



M E R C H A N T S

Cheeky's Licensed Cannabis Retail

BY SPRINGS GROUP

Cheeky's Cannabis Merchants is an established cannabis retail brand that has been operating in the Lower Mainland for 3 years. With fully operational locations in both Maple Ridge and Vancouver, along with another approved location under development in Mission, Cheeky's has been able to develop trusting relationships with both local governments and customers.

Customers love Cheeky's not just for the high-quality products and knowledgeable staff, but for our commitment to creating safe, clean and bright shopping environments. Dedicating themselves to the shopping experience and de-stigmatizing the use of cannabis, Cheeky's is a place all people feel comfortable in.

It's that shopping environment that sets us apart from other cannabis shops that are uninviting, undecorated, hallway-shaped locations where customers simply pick up their product and return to their car. At Cheeky's you'll find bright open spaces, relaxing music, thoughtful décor and range of products that attract twenty-somethings and senior citizens alike. Regular customers are greeted by name, people stop to chat, and the shop is treated like a part of the community - similar to a coffee shop.

The 'Fireside Chat' has also been a big draw for customers, which allows people to educate themselves on safe consumption of cannabis. 'Fireside Chats' take place in each Cheeky's location, where customers are able to ask questions about products, the effects of cannabis, consumption methods and more. Similar to how we would at a coffee shop, the 'Fireside Chat' gives us the opportunity to chat with customers about responsible use and desired health outcomes in a safe, comfortable environment.

One of the reasons Cheeky's has been so successful when it comes to opening new locations and operating them without issue is the Springs Group ownership. Cheeky's is backed by 30 years of experience in highly regulated, age-restricted industries, as the company owns a collection of 4 pubs and 15 liquor stores as well as 2 Cheeky's cannabis stores. With that kind of experience and repeated success by our side, we're confident in our ability to run a compliant and highly successful cannabis retail brand.

Ken Brookes



Laura Rowse



Springs Group

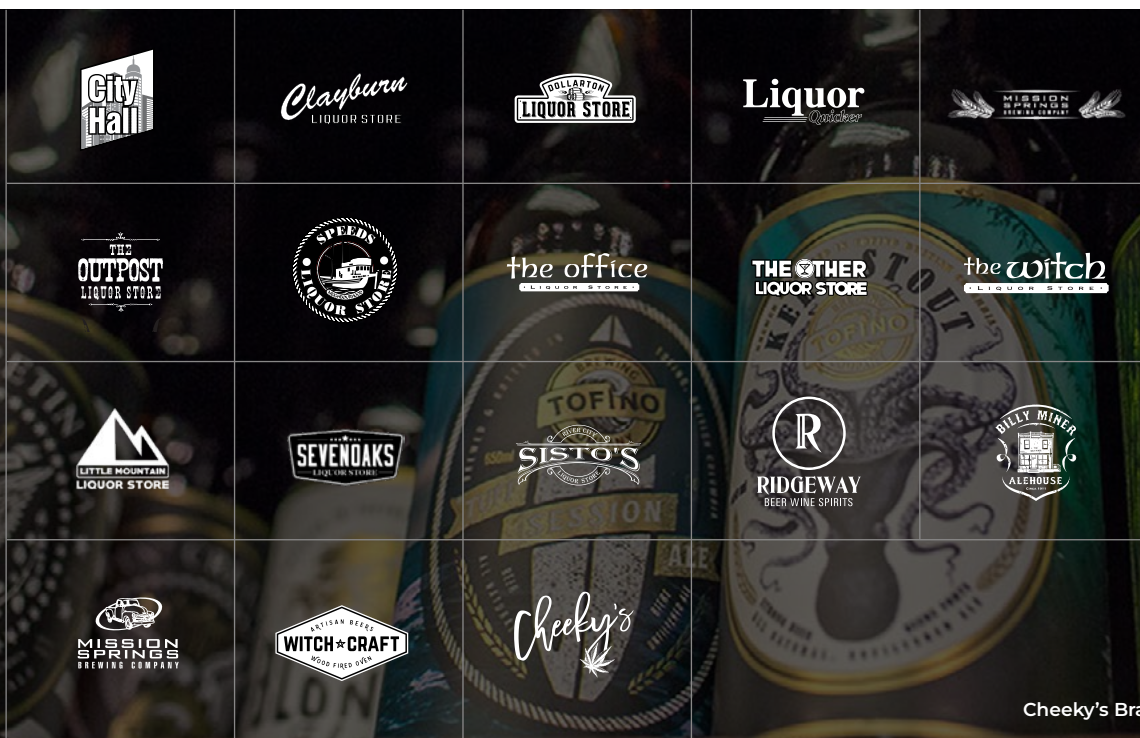
THE STRONG BRAND-BUILDING HISTORY OF SPRINGS GROUP OWNERSHIP

As a standalone brand, Cheeky's Cannabis has achieved repeated success in the Lower Mainland due to their welcoming shopping environments, friendly and supportive staff, high quality product selection, and a sense of community centered around each physical location.

But the success of the cannabis brand can also be attributed in part to the strong reputation and community support of Springs Group - the part owner of Cheeky's. Along with an accomplished cannabis brand with 3 locations, Springs Group owns a collection of 4 pubs/restaurants and 15 liquor stores.

In the highly regulated, age-restricted industries of liquor and cannabis retail, Springs Group has proved itself as a trustworthy, compliant and impactful player. Over the past 30 years, Springs Group has worked closely with regulatory authorities to ensure everything is done with proper buy-in and full compliance is achieved when it comes to products sold, store hours, security and more.

Fast forward to today, Springs Group does roughly 40,000 transactions per week and employs over 300 people. In a rather short time, Cheeky's has been able to join in on the success that the other Springs Group brands have experienced for decades, while also following suit with smooth location openings with buy-in from local governments.





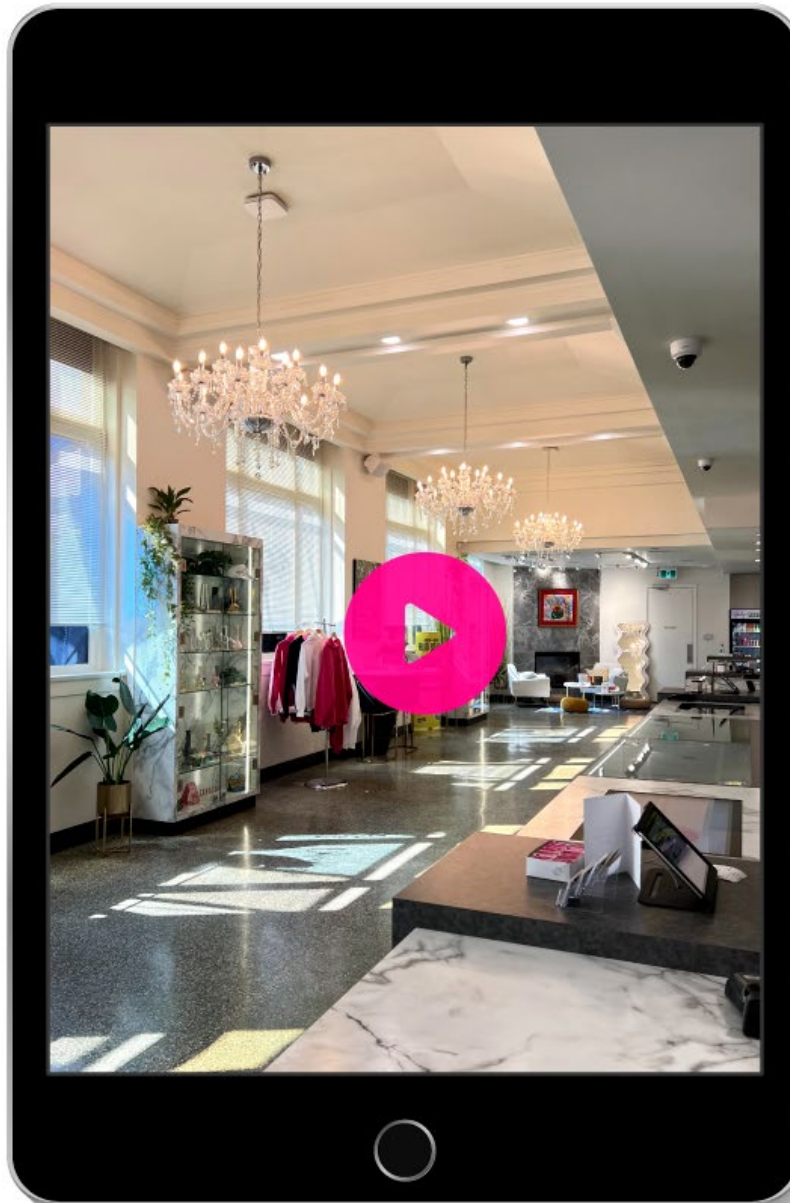
OUR MISSION

Cheeky's Cannabis was founded with the mission to de-stigmatize cannabis by offering an accessible and welcoming shopping experience because a world where Cannabis is legal and regulated is safer, healthier and happier.

Cheeky's Stores

VIDEO WALKTHROUGH

Take a walkthrough our Cheeky's Cannabis stores.
Click below to see both our locations.



[View Maple Ridge >](#)

[View Kitsilano >](#)

Providing a safe
clean bright
environment in
which anyone can
feel comfortable.



Safety and Security

WORKPLACE AND CUSTOMER SAFETY

Upholding the policies and procedures that keep our customers and staff safe is a top priority at Cheeky's. We adhere closely to all government regulations regarding safety and security. When our locations close up for the day, protocols are carried out that secure both the location itself and the products inside.



Training

All staff are trained on all procedures and security plans.



Checks

Police and criminal background checks are done for all staff and management.



Fire Alarms

Fire alarm system is installed and monitored.



Safety

Security alarms and video surveillance cameras are installed and monitored.



Security

Budtender staff check all IDs.



Theft

Theft protocol, policies and training are in place.



Roller Doors

After hours, locations are secured by roller doors.



Hours

Flexible to set store opening and closing hours to align with mall and community interests.

Compliance

BEST PRACTICES

With a long history of compliance in heavily regulated industries, Springs Group has a track record of trust, transparency and accountability. The Cheeky's brand has demonstrated no difference, having opened three locations in a short time with full buy-in and cooperation.

Cheeky's best practices will continue to adhere to evolving national, provincial and municipal legislation. And in order to remain vigilant, Cheeky's continuously invests in the retraining of staff as regulations are adjusted over time.

In order to adhere to best practices and exceed the law, Cheeky's...

- 1 Does not allow individuals under the age of 19 into the store by checking ID.
- 2 Does not allow consumption of cannabis on the property or around the property.
- 3 Does not advertise, other than minimal store signage.
- 4 Posts health and safety warning signs on all entrances.
- 5 Co-operates with local governments and neighbouring retail shops to ensure Cheeky's closes at the same time or earlier than others.
- 6 Installs and maintains air filtration systems to ensure there is no odour impact on neighbours.
- 7 Ensures each location has a Store Manager and a Right Hand Manger, along with an educated staff of Budtenders.

Education

EXTENDED PRODUCT KNOWLEDGE

When compared with the liquor industry, the world of cannabis is murkier for many people. Among consumers young and old, there is generally less product knowledge. Not to mention the cannabis industry is in its infancy, which means there are gaps when it comes to safe consumption, dosages, product benefits, consumption methods and health and wellness capabilities. For that reason, it's imperative for brands like Cheeky's to retain a staff that is not only highly knowledgeable, but patient and welcoming.

Cheeky's is proud to offer a 'Fireside Chat' area in each location (think: Apple Genius Bar), which is set up to answer questions and provide product knowledge on cannabis. Here, we focus on educating the public on responsible cannabis use with desired health outcomes in a welcoming environment. Especially when it comes to questions around health and wellness, there are usually plenty of questions. Each Cheeky's location acts as a safe, open learning space for individuals to ask those questions and deepen their understanding of cannabis and its health benefits.

As a part of Springs Group, a major employer with over 300 staff across 22 locations, Cheeky's has inherited a strong company culture rooted in respect, education and fun. The long standing company culture has been established thanks to thoughtful employee training and management development for new and existing employees. This commitment to training and development has empowered staff to operate in a fast paced retail environment that relies on customer service and education. On top of that, Cheeky's has always made learning fun, which is evident when observing our staff and their interactions with customers.

Green Gratitude

CHEEKY'S GIVING PROGRAM

Cheeky's has chosen to funnel our support to the cause of global homelessness via our 'Green Gratitude' program - a challenge that is very much at the forefront here on the Lower Mainland.

Cheeky's dedication to global homelessness pre-dates the opening of any Cheeky's location. It all started in 2013, when our owner Laura Rowse helped launch the first ever safe housing project in Cambodia for World Housing, a global organization providing housing to the world's most vulnerable people. Laura became an Angel Founder of World Housing with the mission of ending homelessness in the communities we serve, while helping children grow up in safe, stable homes and raising the standard of living for their families and generations to come.

Fast forward to today, every Cheeky's ATM transaction fee collected since our inception has gone towards 'Green Gratitude', which has resulted in over \$10,000 raised for World Housing. That money is injected right back into the community, to initiatives like Maple Ridge's own RainCity Housing, which runs programs to support the homeless right here on the Lower Mainland. With every store location we open, Cheeky's will donate to World Housing to collaborate on ending homelessness in that community.

Cheeky's GREEN GRATITUDE



A Commitment to our Community

Since the first location opened in November of 2020, Cheeky's has committed itself to being a good neighbour in the Fraser Valley and Vancouver communities it serves. Aside from the 'Green Gratitude' program, Cheeky's is involved in other initiatives right here in the communities we call home.

Beach Cleanup

Once per month we host a beach cleanup, where all staff members take a couple hours out of their morning to remove litter from a local beach.

Neighbourhood Cleanup

At each Cheeky's location, we also clean the sidewalks on a daily basis. In an effort to be friendly neighbours, this cleanup includes not just the area outside Cheeky's, but the entire one-block radius. Litter is then removed and dumped responsibly.



From the Community



“Central Saanich started with one cannabis store several years ago, and has now three cannabis stores open and operating without any problems or incidents. In fact, the residents of Central Saanich have appreciated having safe and regulated Cannabis in their community for health and wellness needs”

- **Carl Jensen**

FORMER CENTRAL SAANICH COUNCILLOR, 2011-2022.



“We are thrilled to tell you that the Springs Group has annually provided the Maple Ridge Community Foundation with a huge opportunity to raise funds for our Foundation. Over the last two years they have graciously allowed us to use the Billy Miner Pub as a venue to sell tickets, entertain our donors and to raise much needed monies for our Foundation. In addition to the venue they have provided us with a free meal which adds greatly to the in excess of \$11,000, that we have raised in the last two years. They are very eager to support us for which we are immensely grateful. This event is a key initiative for us going forward...and thank you”

- **Rick Howard**

DIRECTOR, MAPLE RIDGE COMMUNITY FOUNDATION



Springs Group has been tremendous supporters of our efforts to help our community.

- **Lorraine Hugill**

ALOUETTE ADDICTION SERVICES

A well lit shop with thoughtful decor creates a warm and welcoming environment that sets Cheeky's apart from other brands.





Maple Ridge ^



Kitsilano v



Fireside Chat



Cheeky's Brand Deck - Sandown

Our Customers

WHO ARE CHEEKY'S CUSTOMERS, REALLY?

If you don't make regular trips to one of our locations, we understand it may be hard to shake any preconceived notions and stereotypes about the average clientele of a cannabis retail shop. But the demographics may surprise you.

On any given day, we may have more visitors over the age of 45 than twenty-somethings. Inside any of our locations, you could find a 21-year old student, a 29-year old working professional, a 50-year old soccer mom and a long-retired 70-year old grandfather. Our 'Senior Discount Days', which occur weekly on Thursdays, are a much-anticipated shopping day for the community. Stopping by a Cheeky's location on a Thursday, you're likely to find more gray and white hair than anything else.

One of the reasons we've been able to build a community with such varying demographics is our welcoming shopping environment and community feel that is unmatched in the industry. But our product selection is another important factor. Specialized products like creams, oils and lotions for anti-aging, joint pain and sleep aid are wildly popular among older shoppers.



Neighbourhood

THE 'NEIGHBOURHOOD SHOP' APPROACH

When it comes to finding a new location for a cannabis retail shop, there's one strategy in particular that we've found to be both ideal for doing business and most convenient for shoppers. We call this the 'neighbourhood shop' approach, in which shoppers from a community can access a grocery store, liquor store and cannabis shop all from the same parking lot. These three shops complement each other well, and add an extra layer of convenience for shoppers who are stopping on their way home from work, heading out for a family road trip, or just looking to grab some weekend supplies.

We've witnessed the success of this strategy with our own endeavors. Our most successful Cheeky's location in Maple Ridge is right next to a Shoppers, Tim Hortons and a liquor store, with a Starbucks, Save On Foods and McDonald's just across the street. We've also seen this strategy play out exceptionally in other, more rural and community-based neighbourhoods. Salt Spring is a great example. Their cannabis location is located right next to a Country Grocer and a liquor store, with all three shops blended together via a shared awning which creates a welcoming and convenient shopping experience for Salt Spring Island residents.

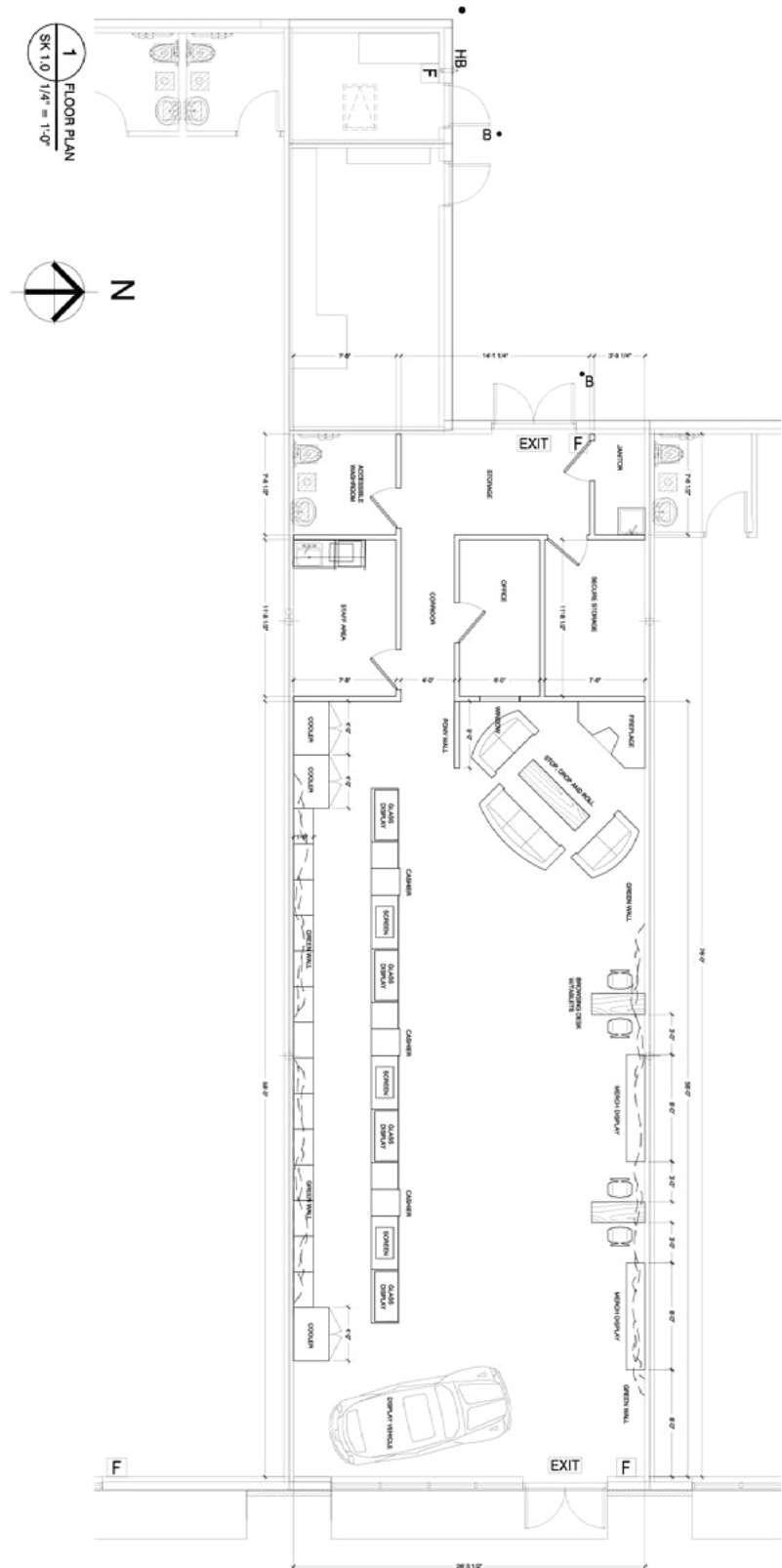




SANDOWN PARK



Introducing Cheeky's Sandown



Our Commitment

GROWING OUR COMMUNITY

Cheeky's Cannabis was founded with the mission of de-stigmatizing the use of cannabis by offering an accessible and welcoming shopping experience. We believe that in a world where cannabis is legal and regulated, communities are safer and healthier while people are happier.

Ultimately, Cheeky's is in the business of making you happy. First and foremost, we're a community creating a positive social impact on all levels, helping to improve the lives of our customers, employees and industry partners.

If you make your way over to a Cheeky's location, either in Maple Ridge or Kitsilano, the first thing you'll notice is our warm and welcoming environment. The shops are well lit, styled with colourful décor, and staffed with some of the nicest humans in the business.

You'll also notice that we have a little bit of everything for everyone. From consciously curated cannabis to edibles, clothing, topicals, accessories and more, we're stocked to the brim with something for every cannabis lover. Whether you're 19 or 119, there's something waiting for you at Cheeky's.

Our community is strongest when everyone comes together. Head down to your nearest Cheeky's Cannabis dispensary and see for yourself.

See you soon!

- Laura Rowse

OWNER, CHEEKY'S CANNABIS

The Management Team

PROUDLY WOMEN OWNED & OPERATED

Since day one, Cheeky's has been proud to be women owned and operated. From our owner through to our marketing department, store managers and social media, women are at the top in leadership positions.

Our leadership team is made up of our owner Laura Rowse, our Marketing Director Tanya Weber, three Store Managers (one for each location) and our Social Media Director Alex Mercier. Aside from a Store Manager, each location has a Right Hand Manager and a staff of Budtenders.



Laura Rowse
Owner/Operator



Jessi Rowse
Manager



Daryn Smith
Manager



Brenna Cox
Manager



Alexandra Mercier
Social Media

Cheeky's Lifestyle

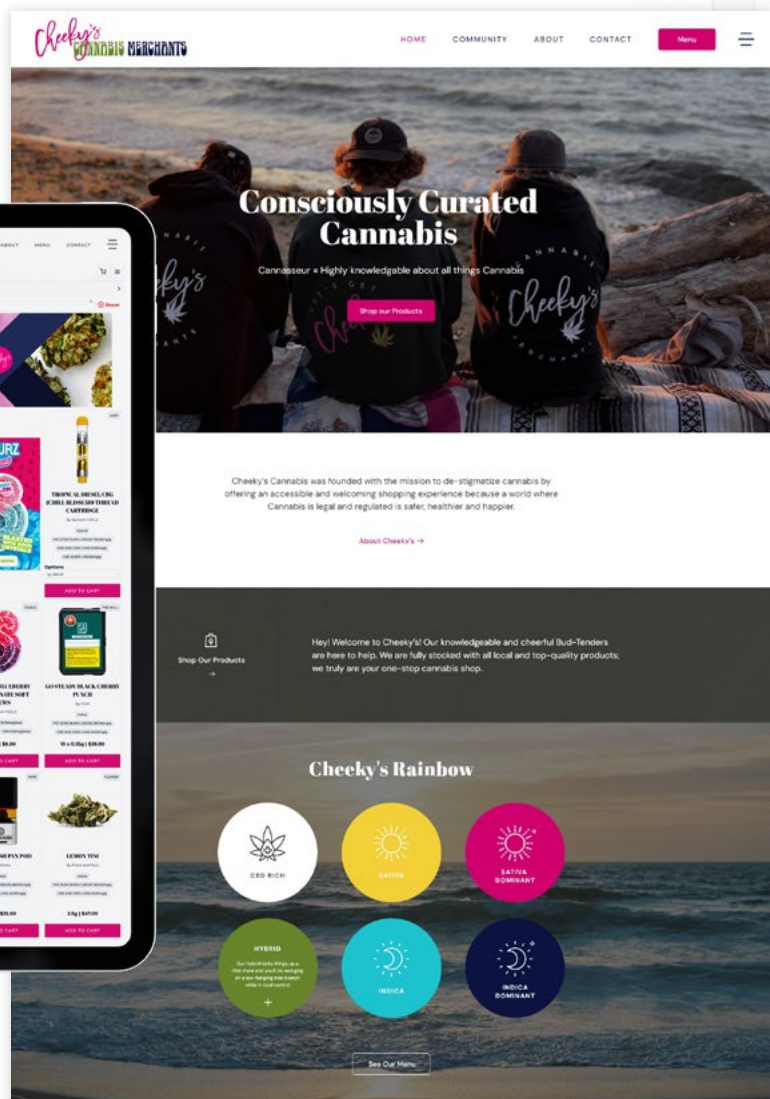
BRANDED CONTENT



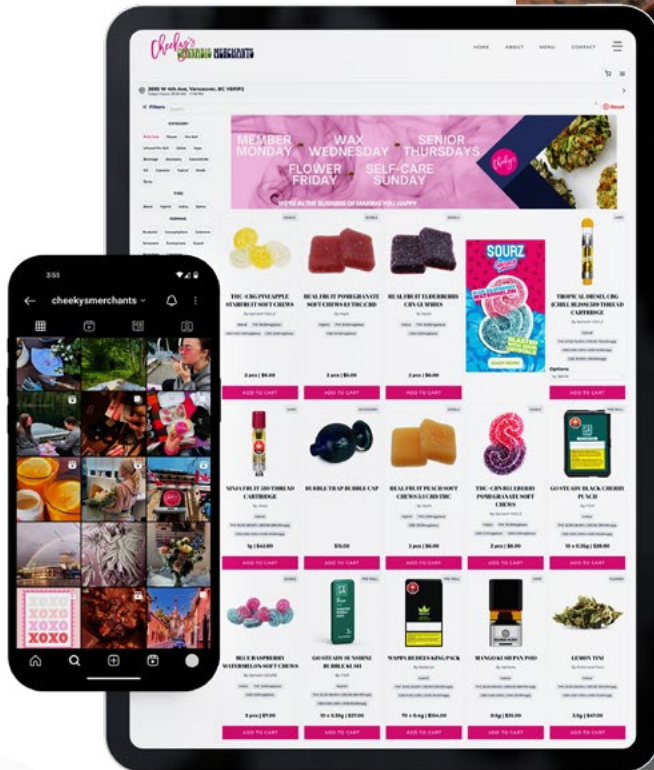
Cheeky's Website

WEBSITE & ONLINE BRAND

Visit Cheeky's website >



Cheeky's Instagram >



View Cheeky's Menu >



News & Education

Cannabis Legalization Around the World

Cannabis has been utilized in Asia since the Han Dynasty. In China, India, Japan and Korea, the hemp plant was a valuable material for making rope, clothes, shoes and paper. Eventually, cannabis became used as an aromatic, medicine, and an important part of religious celebrations. And while we'll never know for sure, it's pretty likely they were all getting high. It wasn't long before cannabis made its way to the Assyrians and the Greeks, and eventually to the...

[Read More >](#)

Cheeky's Signage

OUTDOOR SIGNAGE



Kitsilano



Maple Ridge



Circular Signage



Horizontal Signage



7160 Oliver Street
Mission, BC, V2V 6K5

Laura Rowse
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(604) 396-3118

Ken Brookes
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(604) 341-8212

cheekyscannabis.ca