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June 15, 2020

City of Prince George

1100 Patricia Boulevard
Prince George, BC
V2L 3V9

Attention: Mayor and Council

**Re: Applicant Response to Letters of Opposition in Connection with Rezoning Application
RZ100656 for 5787 Albert Place in Prince George, BC**

As this council meeting is closed to the public, please accept our written response to the letters of opposition for RZ100656 from C4I to C4Ic.

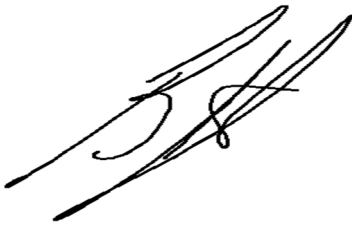
We appreciate the concerns of the residences and would like to provide some additional information as follows:

- 5787 Albert Place has been adult oriented for approximately 40 years
 - There has been nearly 20 years of 19+ retail liquor sales without incident.
 - The curve in the access road, Nicholas Avenue, eliminates line of sight from Domano Boulevard to the storefront.
 - There is no intention to entice customers via signage at the intersection of Nicholas Avenue & Domano Boulevard
- There is tremendous pride of ownership demonstrated by continued investment in the form of building additions, interior renovations and façade and site improvements.
 - The property owners and retail space tenants have more than 32 years of experience in retail liquor and appreciate the authority and purpose of the Liquor and Cannabis Regulation Branch (LCRB)
 - Cannabis licensees have a responsibility to **not** sell to minors.
 - This responsibility is understood and taken very seriously.
- The tenants are open to discussion on the hours of operation.
 - Perhaps business hours from 11:00a.m. to 8:00p.m. would be suitable.
- Regarding second-hand smoke, it is illegal to consume cannabis at a retail store or on its property.
 - Exterior security video will be provided to ensure this does not occur - in accordance with cannabis regulations
- Google and PG Map both indicate driving or walking distance from the nearest portion of the high school property to the proposed storefront is greater than 750m.
 - It is 950m to the BC Liquor Store at 5242 Domano Boulevard
 - Prince George Secondary School has a significantly higher student population and is within approximately 500m walking distance to the Provincial Cannabis retail store located in Pine Centre Mall.
- The distance between the proposed retail cannabis storefront at 5787 Albert Place and the cannabis retail store located 6111 Southridge Avenue is more than the 1.6km minimum in accordance with the City of Prince George's Liquor and Cannabis Licensing Policy

- The applicants provincial licencing application was submitted in the fall of 2018, without knowledge of the proposed cannabis retail location at 6111 Southridge Avenue.
- Market analysis and recent increased demand for cannabis products suggests that competition with the Provincial Cannabis retail store will not adversely affect sales.
 - Experience with liquor retail suggests that a significant portion of the customer base appreciates the variety that private, small business retail provides.
- Re-zoning to C4Ic zoning would allow the remainder of the tenant space to be occupied by a liquor primary establishment – a beloved ‘neighbourhood’ pub.
 - There is no intention of providing both retail liquor and cannabis at this building.

If there are any questions, please contact me by phone at (778) 349-4305 or by email at bjohnston@accesspg.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'BJ', with a stylized flourish extending from the bottom right.

Bruce Johnston, P. Eng.
Access Engineering Consultants Ltd.
19297 Mor-D Enterprises – 5787 Albert Pl. – Rezoning