

Change of Use Permit Refusal – Appeal

Applicant: Bud Mart

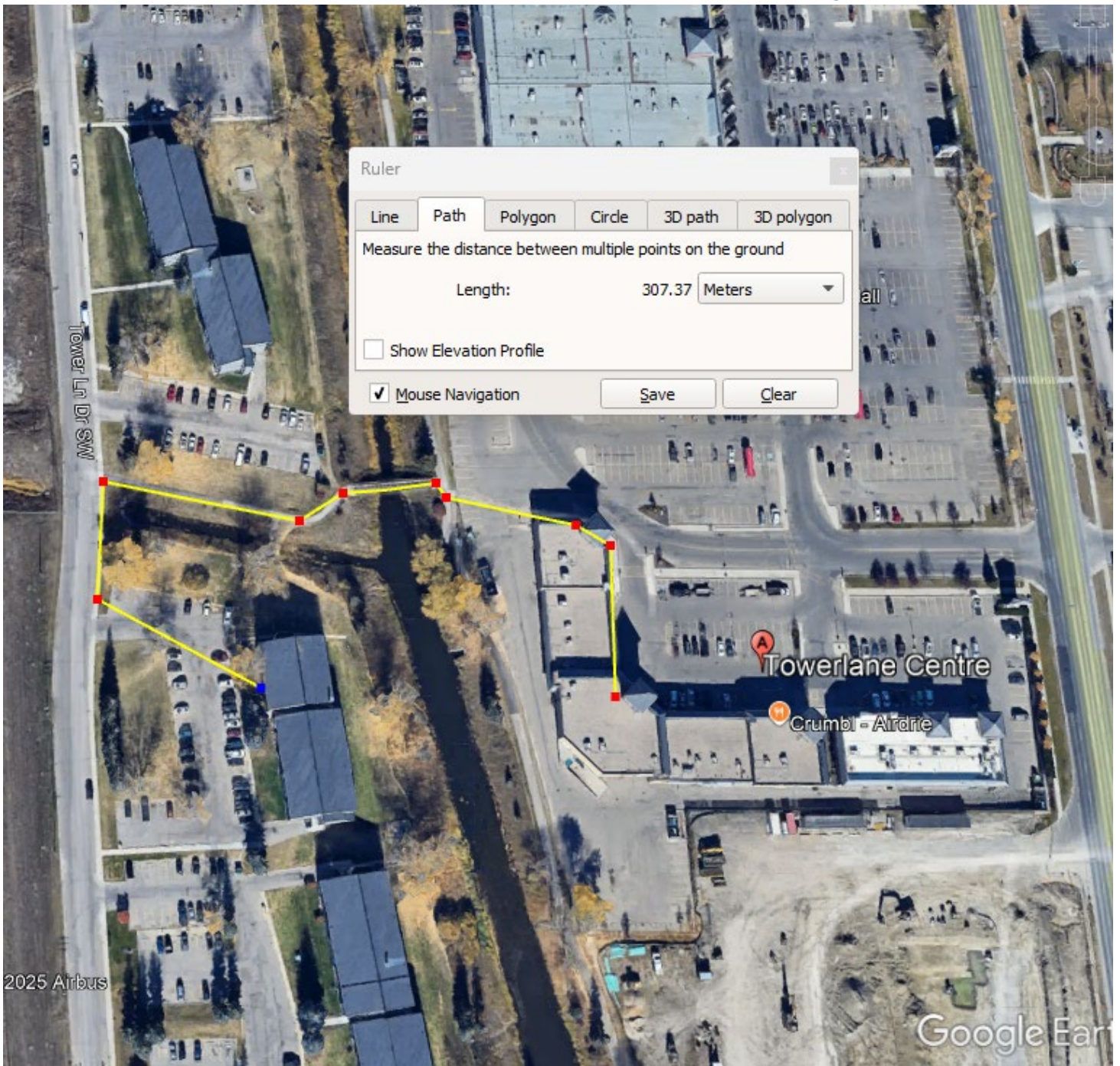
Unit 600 – 500 Main Street, Airdrie AB

1. **Meaningful Measurements** - The City Bylaw utilizes a measurement method of 60 meters from boundary to boundary. Given that Towerlane is 22 acres in size and represents 25% of Airdrie's Downtown area, the bylaw (unintentionally) makes it much more likely for businesses within Towerlane to be refused based on this method of measurement. A more meaningful and pragmatic measurement would be a 'door to door' walking distance. A 'door to door' walking measurement has been estimated at 278 meters to the new 'Inspire' library multi-use facility, and over 300 meters to the closest residential building.

Walking distances between the front door of the proposed cannabis store and the entrance of the 'Inspire' building



Walking distances between the front door of the proposed cannabis store and the closet residential building




2. **Line of Sight** - The Bylaw does not consider 'line of sight'. The cannabis retail store would not be visible from the two sites mentioned in the Refusal Decision. In fact, the proposed site of the cannabis retailer would be located on the opposite side of the southwestern Towerlane building, in one of the least visible spaces throughout the entire 22-acre shopping centre. The specific proposed location is in the near the inside 'elbow' of that southern building, immediately next to the liquor store. The proposed cannabis store is 986sf. For reference, the adjacent liquor store is 5,522sf.

3. **Mitigation of Potential Concerns** - Although no specific concerns have been identified nor communicated by City staff around the use and proximity of the proposed cannabis store, we are prepared to mitigate any potential concerns with the following:


- Installation of quality frosted window films making the door and windows translucent.
- Clear communication of age restriction, restricting entrance on the front door: No Minors, 18+, Photo ID required, etc.
- No use of the sign pylons located along Main Street.
- No 'sandwich boards' or marketing flags etc.
- Construction of high-quality Tenant Improvements, in keeping with the professional image of a modern cannabis store.
- No odors to be emitted from the premises.

Proposed Fascia Signage – Completely redesigned to mitigate potential concerns

FASCIA SIGN Face lit Channel Letters mounted Directly on wall.



Ensure/Confirm that the proposed fascia sign is similar in size and does not exceed the sign area of the previous "Career Leap" fascia sign.



The fascia sign should not be illuminated, amend the sign details to remove any instance of illumination.

SUPPLY & INSTALL

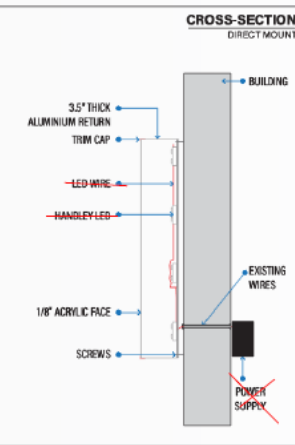
BUDMART

- New face lit Letters with 3" Black return & 1" Black Trim cap
- White Acrylic face with SMG Forest Green 683 Cut Vinyl.
- White LED illumination.
- Mounted directly on the wall with appropriate hardware.
- Drain Holes at bottom

CANNABIS

- New face lit Letters with 3" Black return & 1" Black Trim cap
- White Acrylic face with SMG Forest Green 683 Cut Vinyl.
- White LED illumination.
- Mounted directly on the wall with appropriate hardware.
- Drain Holes at bottom

CROSS-SECTION DIRECT MOUNT



MAHI SIGNAGE

Customer Name: _____

Business Name: **Budmart Cannabis**

Address: **705 Main St S #600**

Job Name: **Fascia Sign**

Designed By: _____

Site Survey: _____

Final Site Check: Required Done

Approval: Required Not Required

I have checked the artwork and all the spellings, numbers, colours and Material are correct.

I accept all terms and conditions at <http://mahiprinting.com/terms.php>

Customer: _____

Date: _____

Print Name: _____

Signature: _____

Please check the artwork carefully sign and return via email info@mahiprinting.com

The fascia signage has been completely redesigned by removing the cannabis leaf logo and changing the colours from a very bright green to a classier, more subdued forest green. A thin white border will illuminate the sign at nighttime. The more discrete, high-quality signage is in keeping with the professional image of the modern-day cannabis stores. A request by the City on February 13th (in red) to have no illumination has been accepted, however, we do believe this is not fair or equitable.

Proposed Window Films – Completely redesigned to mitigate potential concerns

MAHI PRINTING & SIGNAGE
 Phone: 403-590-1030
 Email: info@mahiprinting.com
 Address: 10560 42 St NE #210, Calgary, AB T2N 2B9

Member of
ASA Alberta Sign Association
MEMBER
sacface

Description
 Customer Name: _____
 Business Name: Bud Mart
 Address: _____
 Job Name : Windows & Doors Frosting

Designed By _____
 Site Survey _____
 Final Site Check
 Required Done

CSA Required

Approval
 I have checked the artwork and all the spellings, numbers, colours and Material are correct.
 I accept all terms and conditions at <http://mahiprinting.com/terms.php>

Customer _____
 Date: _____
 Print Name: _____
 Signature: _____

Please check the artwork carefully sign and return via email info@mahiprinting.com

The window films have been redesigned with ‘frosted glass’ to allow for maximum discretion. Although it is no longer a requirement to obscure the windows, we believe this may mitigate some potential concerns. In addition, the signage on the front door has been completely redesigned to a more subdued, high-quality look. The Bud Mart name is subtle, the logo and colour scheme exude class and quality. A request by the City on February 13th (in red) to glazing strips in the areas marked with red X’s has been accepted.

*Please note: frosted glass is depicted to appear more white in digital renderings. The actual frosted glass will appear softer and lighter. Therefore, the actual signage will have less contrast and will appear more subtle than the images above depict.

- Inequitable Application of the Bylaw** - It appears this bylaw has been applied inconsistently when looking at existing cannabis retailers throughout Airdrie, it has come to our attention that others have not been refused a permit when boundaries are within 60 meters or each other. When considering fair and equitable application of the Bylaw, one must question why our proposal is the only one to be refused.

Of the 8 cannabis retailers currently operating within the City of Airdrie, we found 7 of the 8 to be within very short distances of uses listed in the City’s bylaw. Please see “Schedule A”.

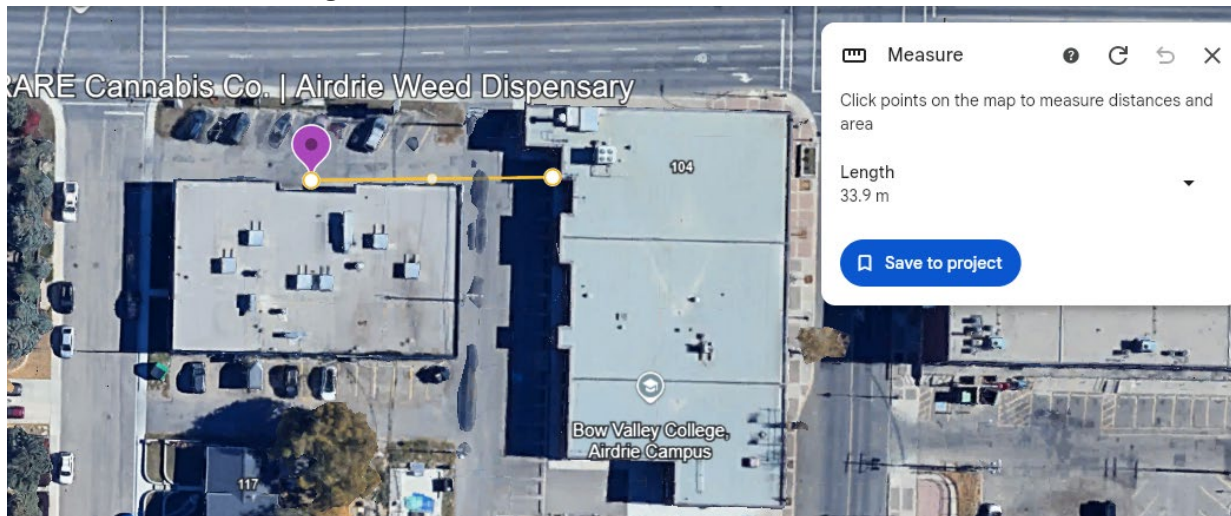
Cannabis Retailers Area Analysis Airdrie, Alberta

1. RARE Cannabis Co. Airdrie Weed Dispensary

5 – 213 Main St NW, Airdrie

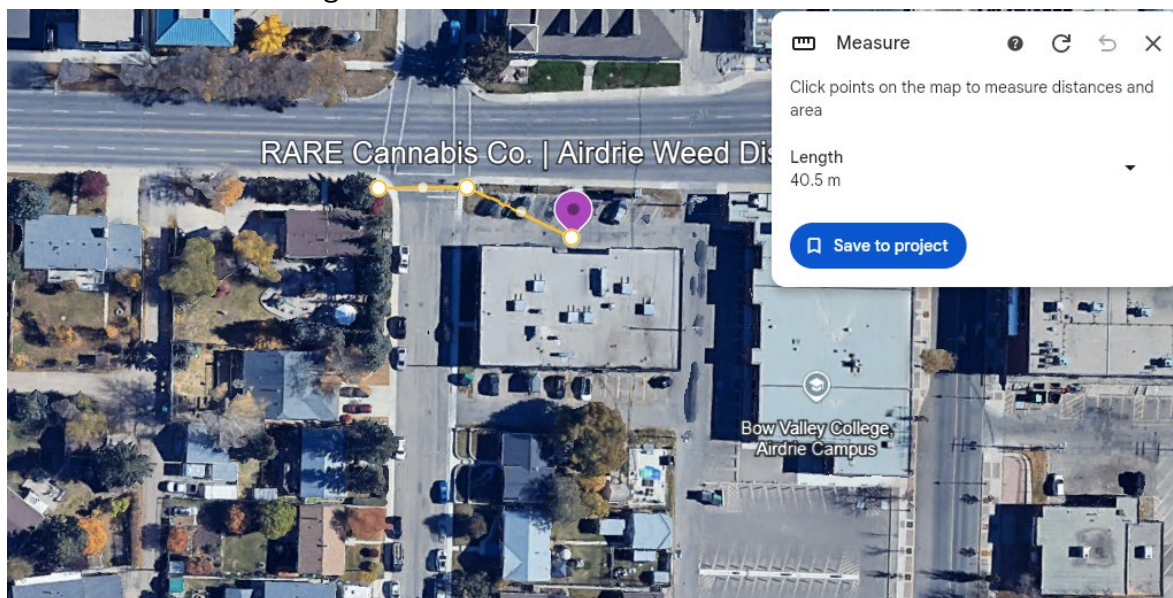
Distance to Bow Valley College Airdrie Campus:

- Property line distance: 10 meters (separated by a street)
- Door to door walking distance: 34 meters



Distance to Residential Neighbourhood:

- Property line distance: 7 meters (separated by a street)
- Door to door walking distance: 40 meters

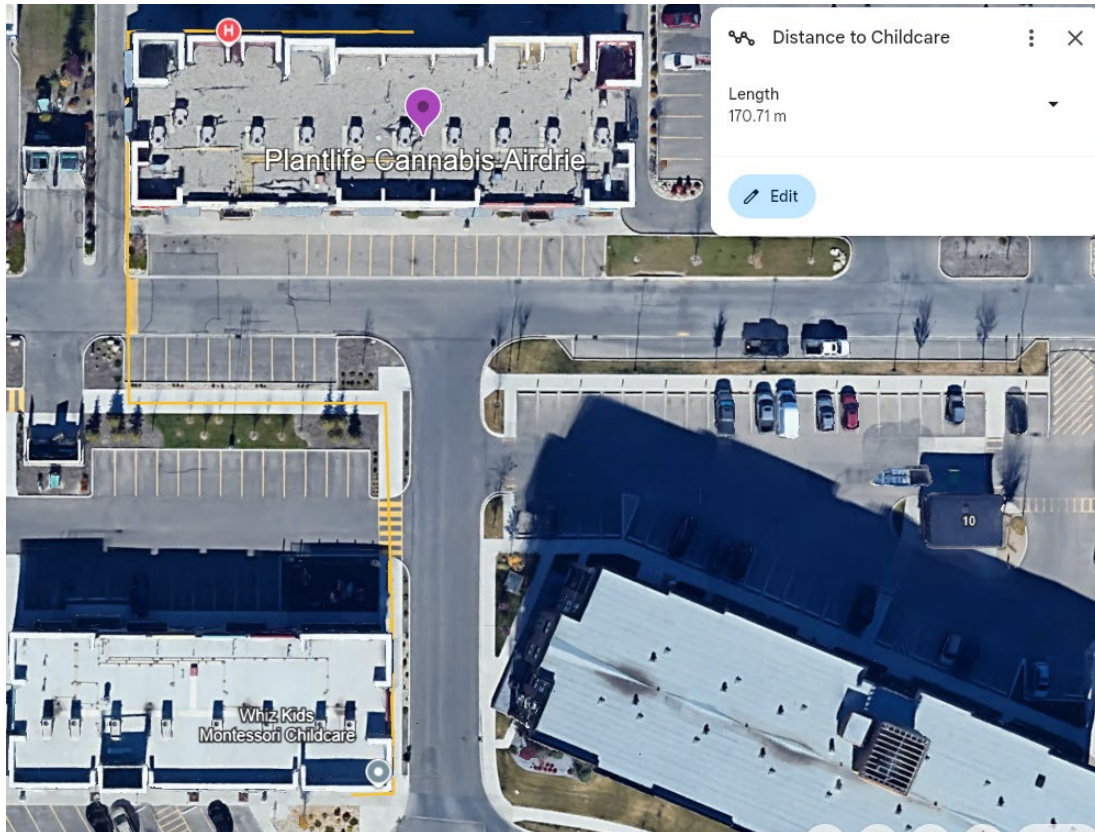


2. Plantlife Cannabis Airdrie

113 – 1800 Market St, Airdrie

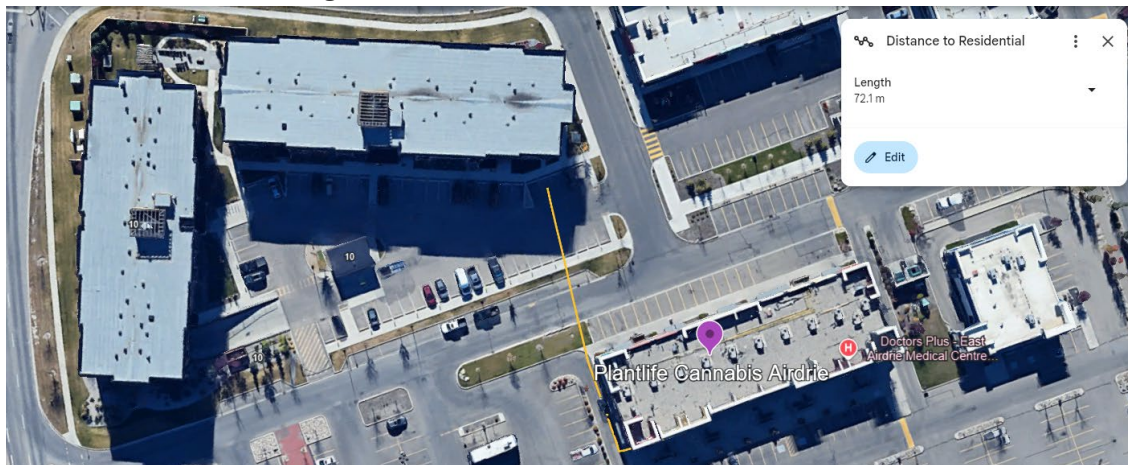
Distance to Whiz Kids Montessori Childcare:

- Property line distance: 0 meters (adjacent)
- Door to door walking distance: 170 meters



Distance to Multi-Family Residential:

- Property line distance: 160 meters
- Door to door walking distance: 72 meters

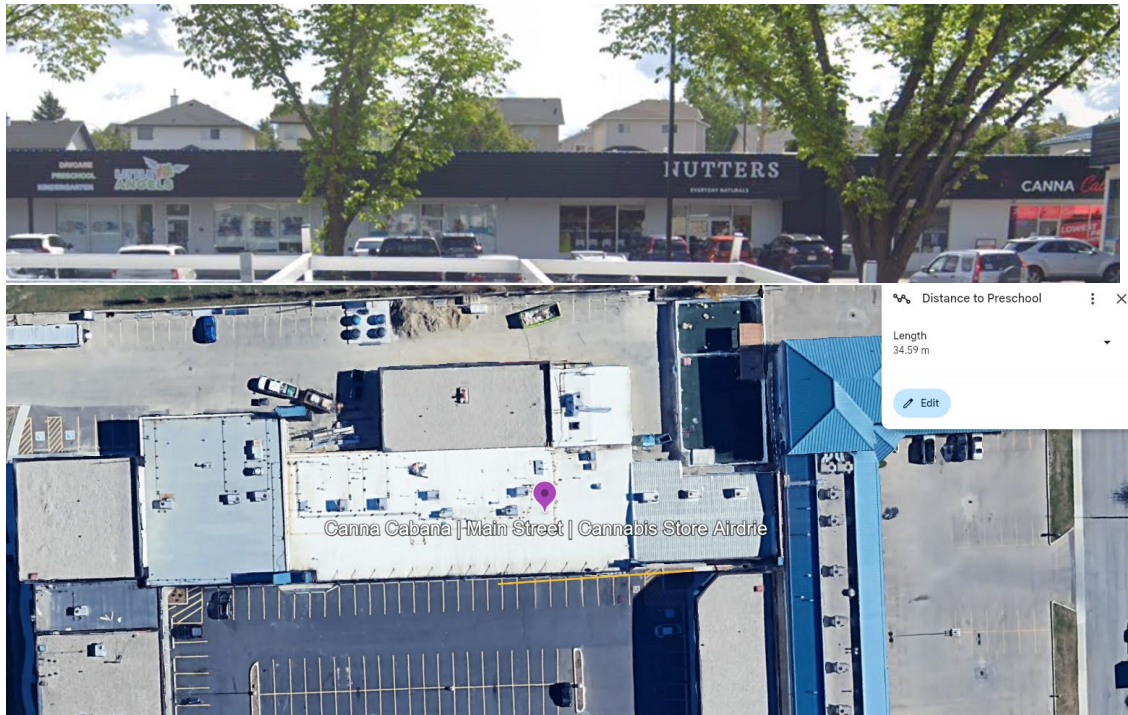


3. Canna Cabana (Main Street)

101 – 400 Main St N, Airdrie

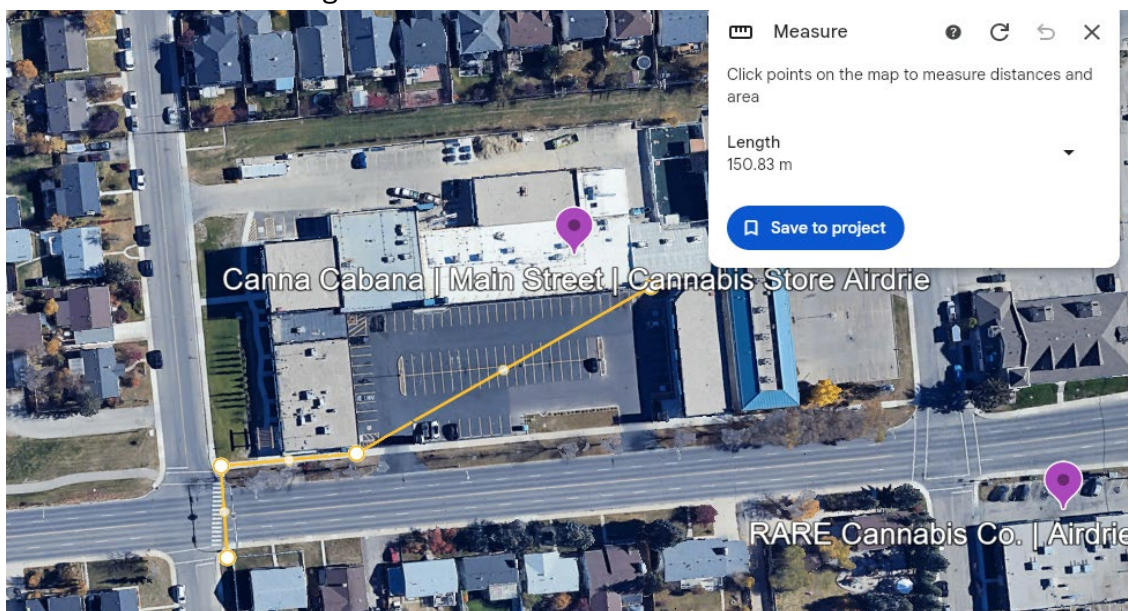
Distance to Little Angels Kindergarten, Preschool & Daycare:

- Property line distance: 0 meters (same building, only one tenant apart)
- Door to door walking distance: 35 meters



Distance to Residential Neighbourhood:

- Property line distance: 0 meters (adjacent)
- Door to door walking distance: 150 meters



4. 13th Floor Cannabis Dispensary & Weed Delivery – Airdrie

1005 – 401 Cooper Blvd, Airdrie

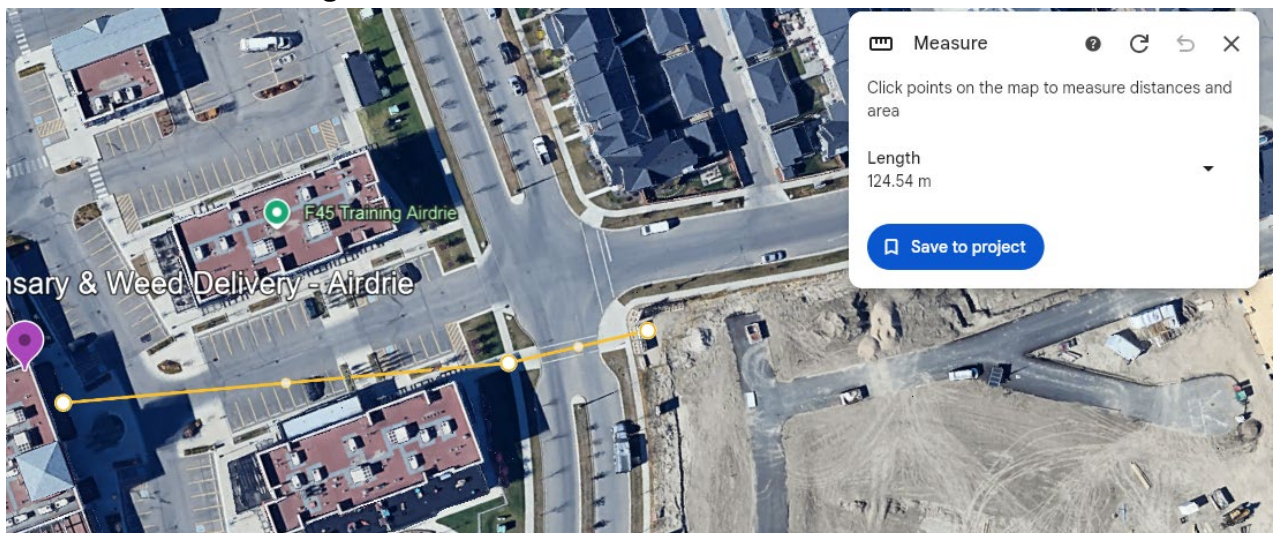
Distance to Little Treasures - Daycare, Preschool & Summer Camps:

- Property line distance: - 0 meters
- Door to door walking distance: 50 meters



Distance to Residential Neighbourhood:

- Property line distance: 30 meters (separated by a street)
- Door to door walking distance: 125 meters



5. Canna Cabana (MacKenzie Way)

6128 – 403 MacKenzie Way SW, Airdrie

Distance to Multi-Family Residential:

- Property line distance: 0 meters (same property)
- Door to door walking distance: 0 meters (residential above Cannabis retailer)

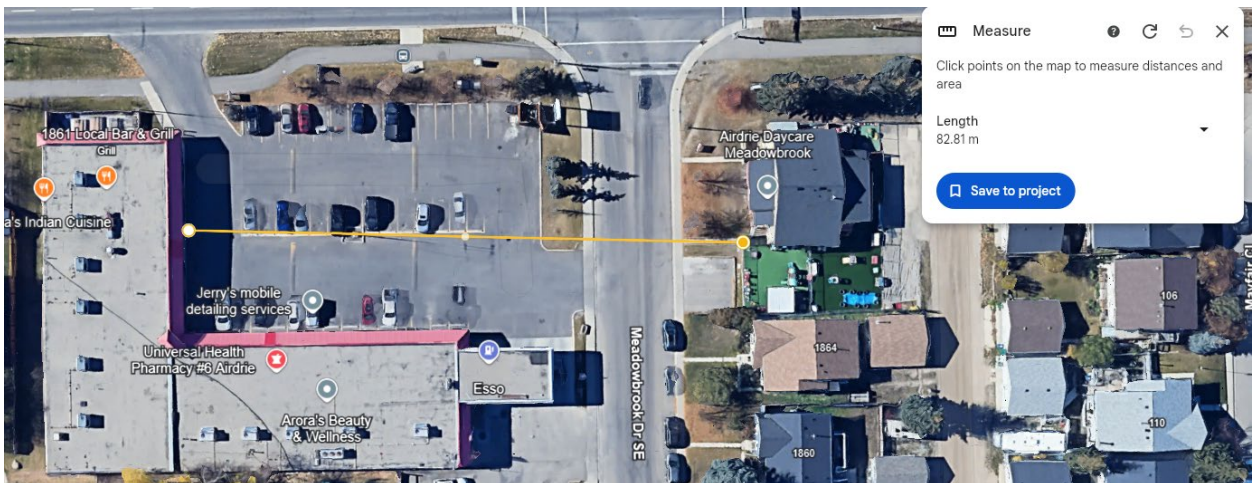


6. Best Buds Outlet

4A – 1861 Meadowbrook Dr SE, Airdrie

Distance to Airdrie Meadowbrook Daycare & Residential Neighbourhood:

- Property line distance: 20 meters (separated by a street)
- Door to door distance: 83 meters



7. Bud Mart (Bayside)

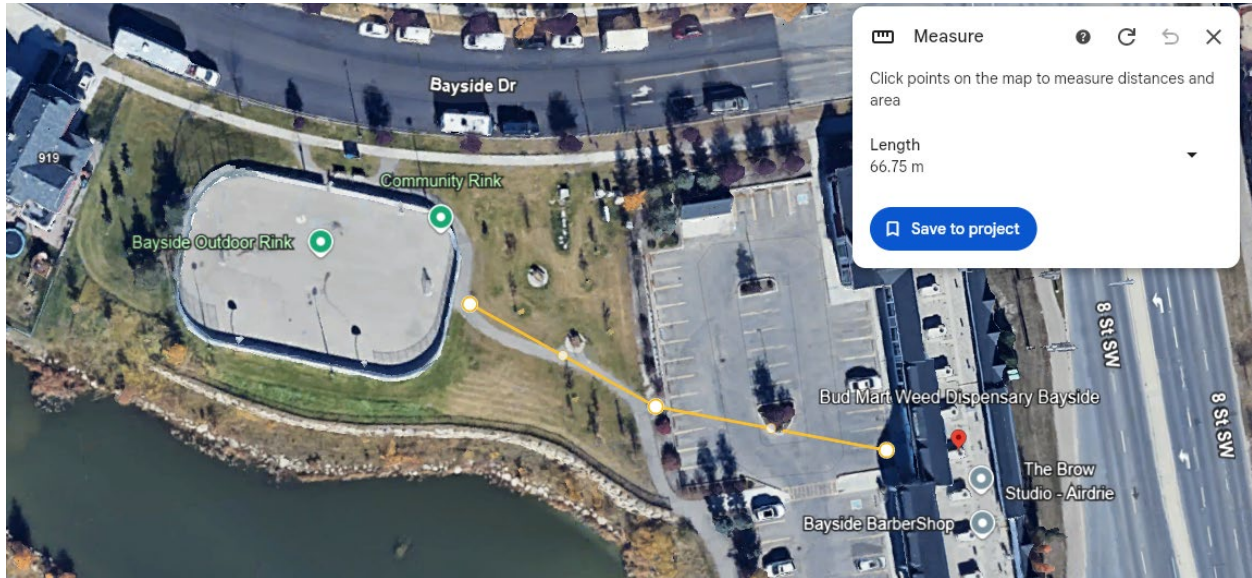
17 – 1301 8 St SW, Airdrie

Distance to Bayside Community Rink:

- Property line distance: 0 meters (adjacent)
- Door to door walking distance: 67 meters

Distance to Residential Properties:

- Property line distance: 10 meters (other side of road)



Schedule B

Additional Images and Comments of Existing Cannabis Stores in Airdrie

400 Main Street – Canna Cabana



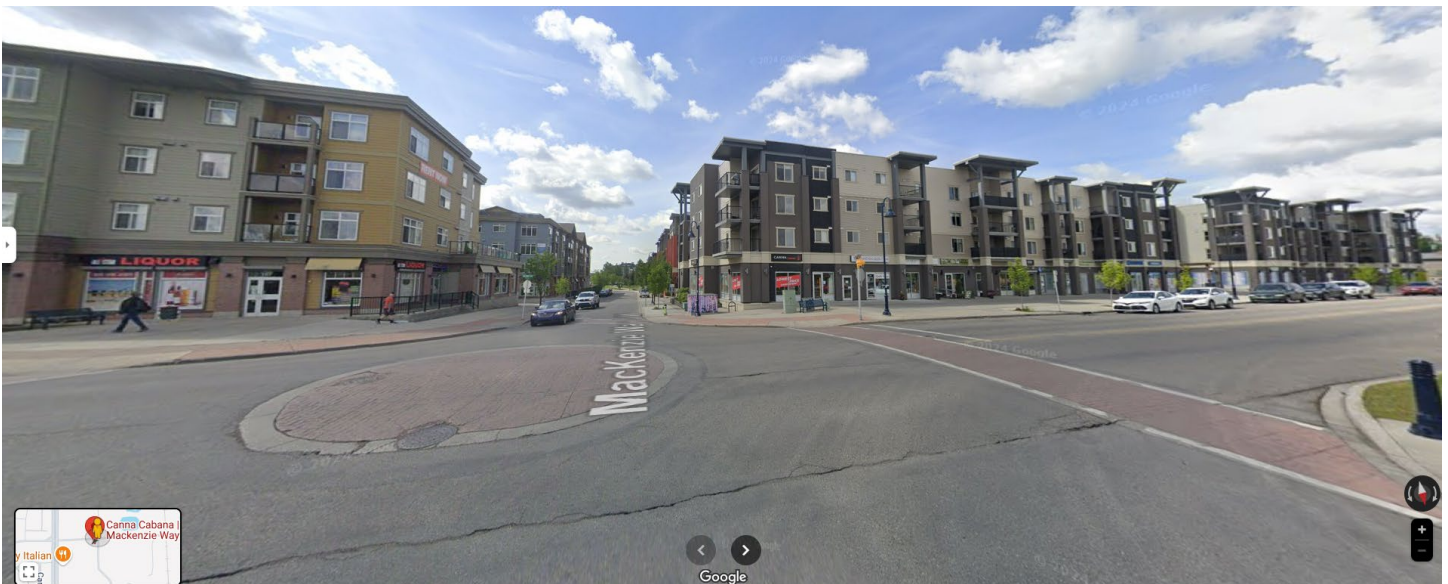
This cannabis store is steps away from Little Angels Daycare, Preschool and Kindergarten (above). They are on the pylon sign fronting main street (above) and their fascia and window films are not at all “mitigating” (below).



403 MacKenzie Way SW – Canna Cabana



High-Density Multifamily Residential Immediately Above, Beside and Behind Canna Cabana



4A – 1861 Meadowbrook Drive SE – Best Buds



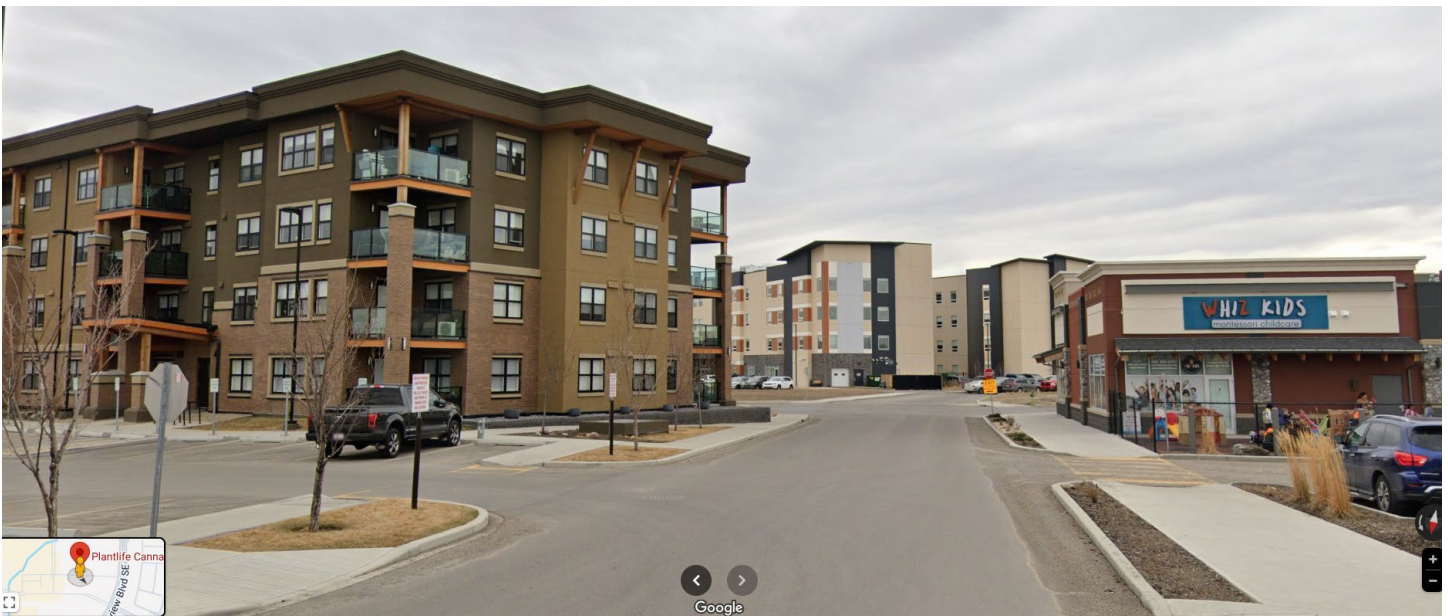
Best Buds is immediately next to a Medical Clinic (above) and immediately across the street from a childcare facility and residential (below). Note they are also on the bottom right of the pylon sign image below.



117 – 1800 Market Street, Airdrie – Plantlife Cannabis



Plant life is located in the same building as East Airdrie Medical Centre (above) and immediately adjacent to Whiz Kids Montessori School and high density residential (below).



1005 – 401 Coopers Blvd, Airdrie – 13th Floor Cannabis



13th Floor Cannabis is immediately next to a math learning centre and across the lane in the same development from Little Treasures Daycare and play area, which is up to 12 years old.

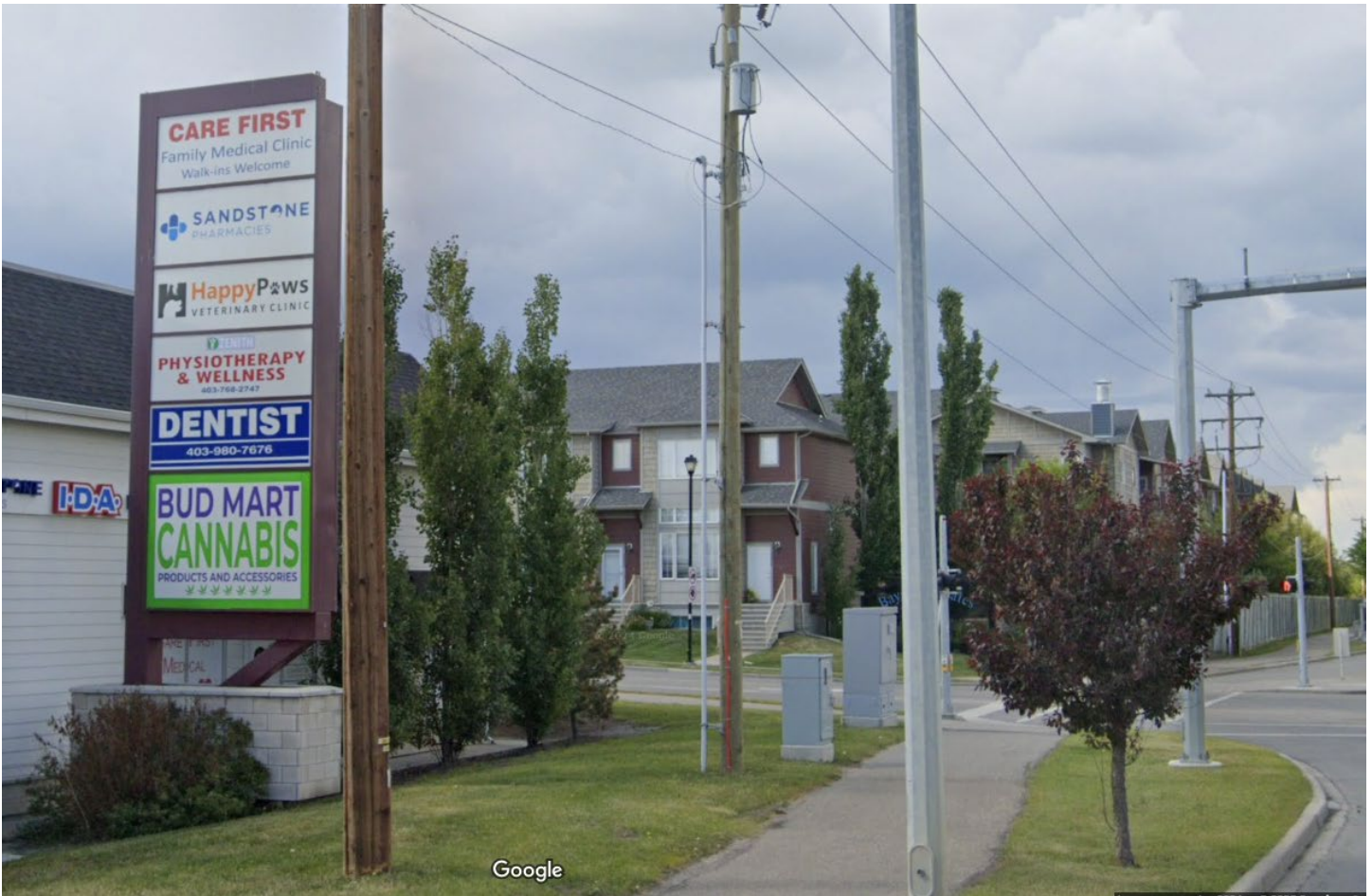


213 Main Street – Rare Cannabis Company



View from residential house immediately across the street

Bud Mart's Pylon Signage at 1301 8th Street with Multifamily Residential in the Background



Outdoor Rink Facility and the existing Bud Mart (Bayside)

