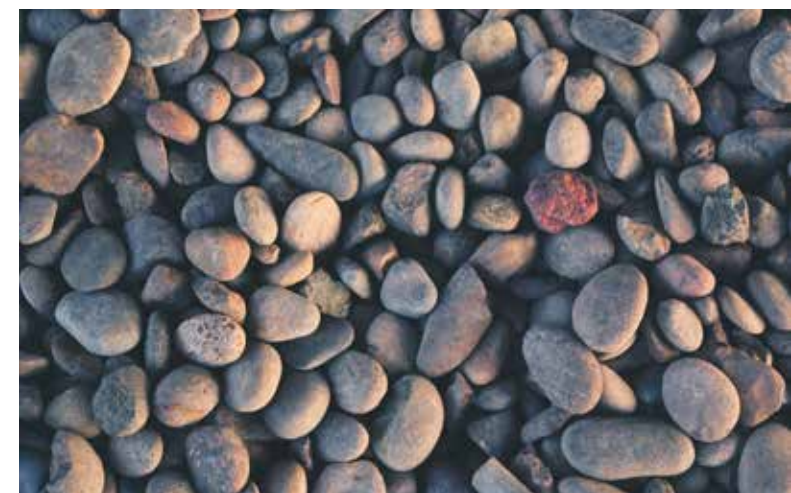


WELCOME TO

avenue.

CANNABIS RETAIL

“LOCALLY OWNED AND OPERATED”
PUBLIC PRESENTATION | DECEMBER 2021





Shannon
Walker

CO-FOUNDER



Scott
Walker

CO-FOUNDER



Tim
Webb

CO-FOUNDER

MISSION STATEMENT:

BY LOCALS, FOR LOCALS

Locally owned and operated, we are a trusted cannabis destination that provides a boutique-like shopping experience offering knowledgeable and personalized service. Above all, we value education, safety, and wellness.

VISION:

ENHANCING THE AMBLESIDE BUSINESS COMMUNITY

To provide an intimate and accessible destination that enhances the Ambleside business community and empowers clients to make informed choices for their lifestyle and personal needs.

THE AVENUE DIFFERENCE

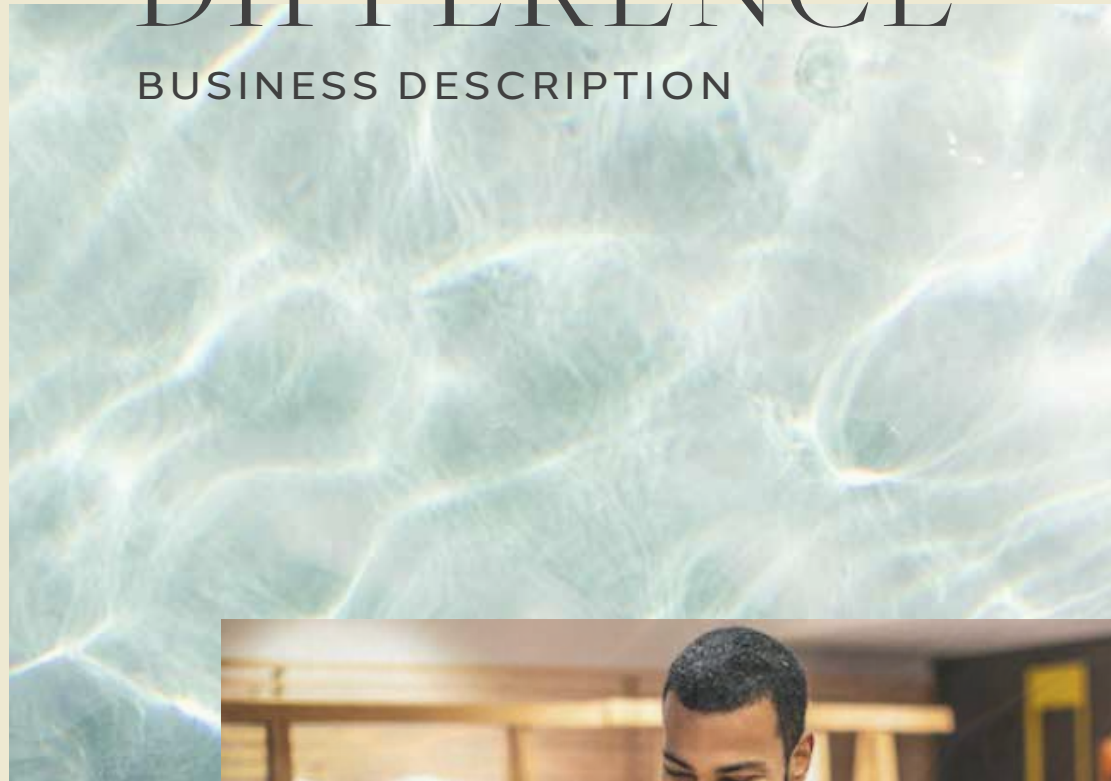
A BRAND FOR WEST VAN RESIDENTS



- **Store design and service caters to Baby Boomers and an older demographic with knowledgeable staff, accessibility, and a thoughtfully designed atmosphere.**
- **Spa like interior and service.**
- **Increased employee training and continue education at owners expense - Serving It Right Certificate, and Cannabis Sommelier Course required.**
- **Education sessions by industry leaders.**
- **Seniors only shopping times.**
- **Zero-tolerance policies (ID Scanning, etc.)**

THE AVENUE DIFFERENCE

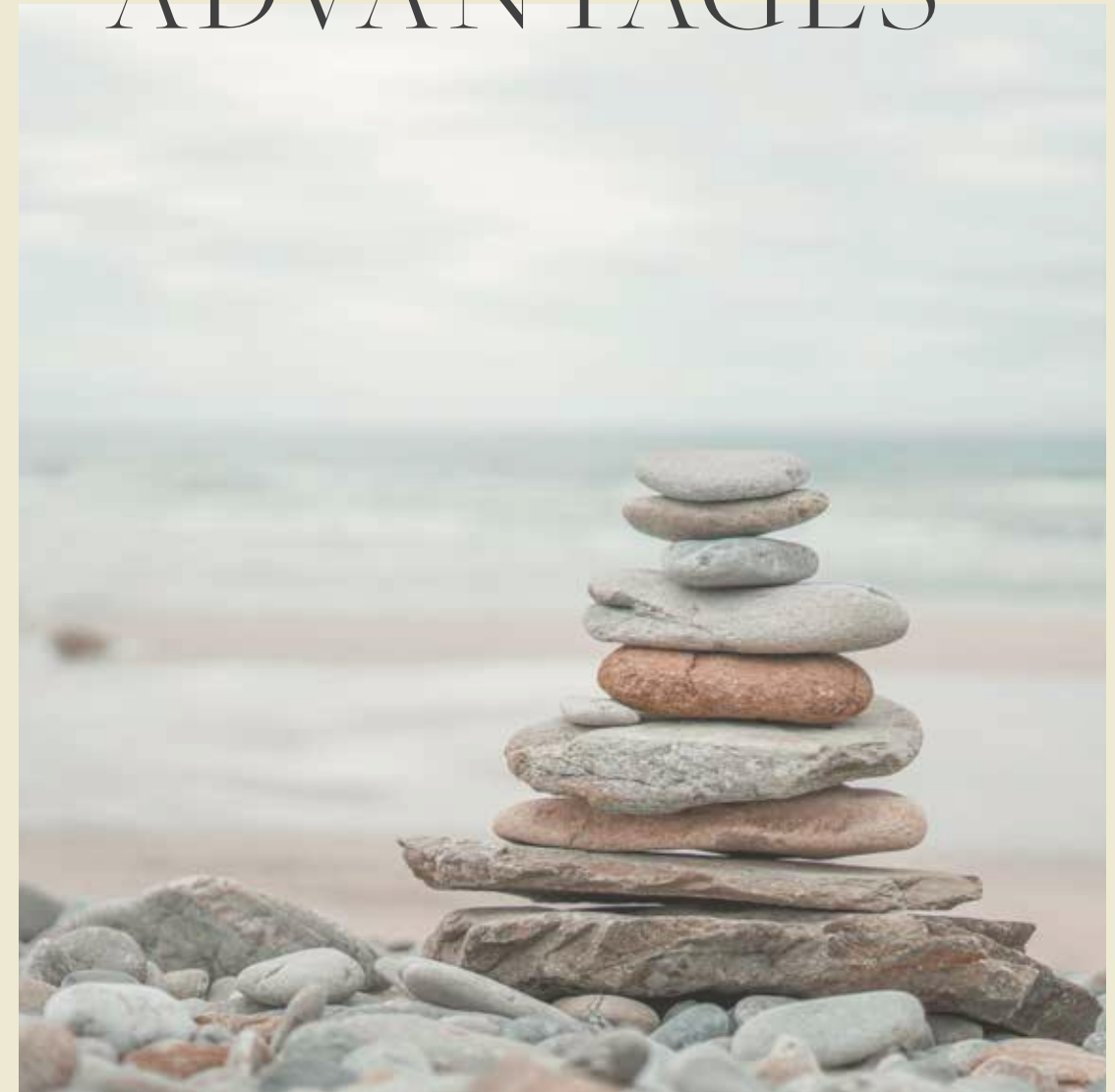
BUSINESS DESCRIPTION



- **Open 9am to 11pm as per BC regulations, or as otherwise agreed to with the District.**
- **Products sold adhere to the approved product mix by the LCRB and cater to our target demographic of 45+.**
- **10 to 12 staff anticipated.**
- **Hire local whenever possible.**
- **Professional management.**
- **Guaranteed living wage and living family wage policy.**
- **BC Governemnt fit and proper approval.**

- **Building ownership advantage - we will invest in the 3 year temporary use permit.**
- **Guaranteed long-term ownership - zero risk of selling license once approved.**
- **On-site building and store ownership with zero-tolerance policies.**
- **Discreet with 1/2 normal frontage, set back from the street, and a 45 degree angle to the street.**
- **Dedicated parking stalls at back of store with rear door entry and accessible parking and washroom for people with disabilities.**

LOCATIONAL ADVANTAGES





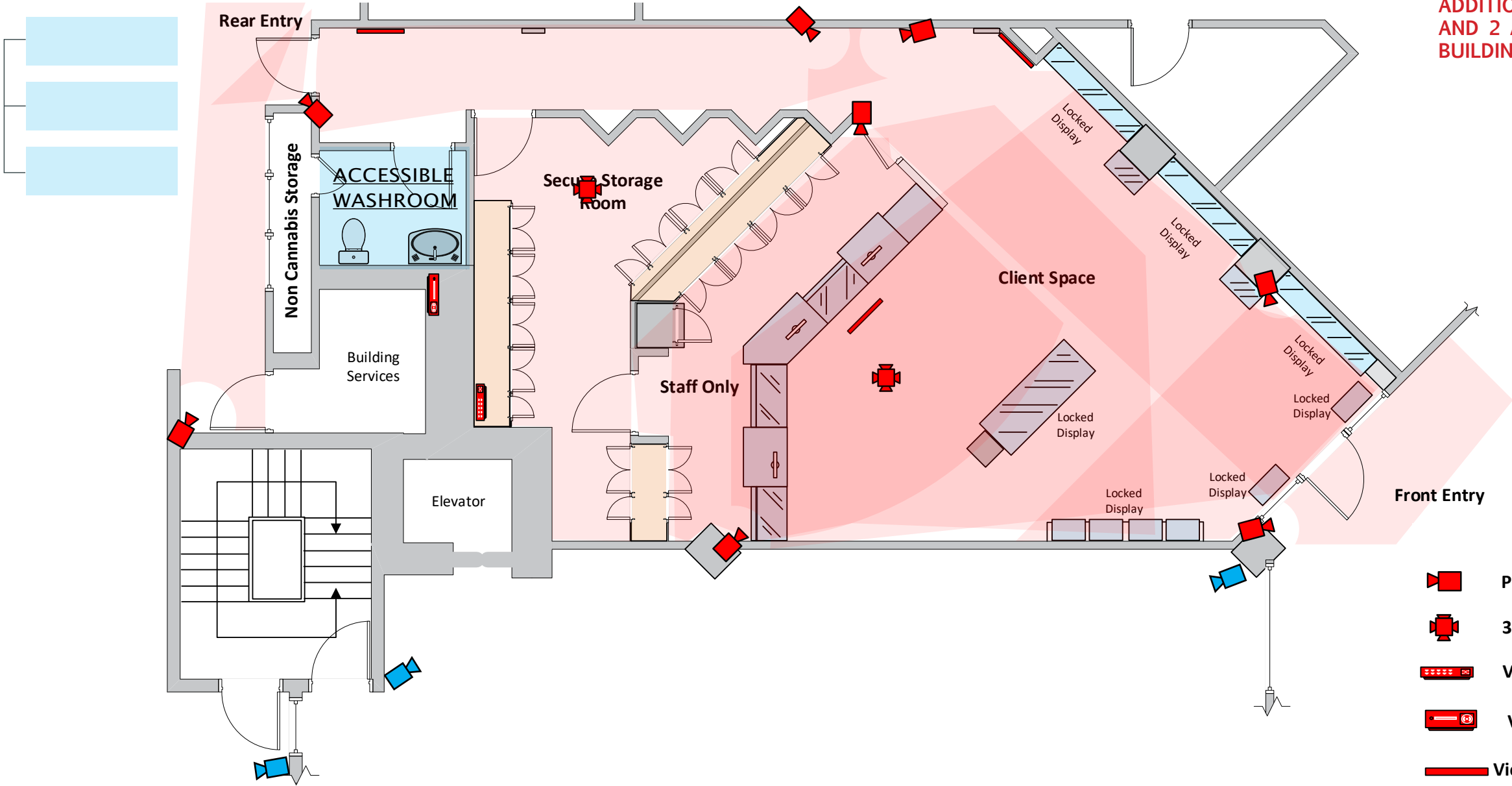
AERIAL SITE PLAN AND STOREFRONT



INTERIOR RENDERINGS

DEDICATED
PARKING

(ACCESSIBLE
PARKING)



- 3 EXISTING CAMERAS, 10 ADDITIONAL IN PROPOSED LOCATION AND 2 ADDITIONAL SURROUNDING BUILDING

BELLEVUE AVENUE

LEGEND

- PoE Video Camera with IR assist
- 360 Camera as specified
- View, Review and Download Station
- Video Management Server and Storage
- Viewing Monitor
- Existing Cameras

ACCESSIBILITY AND SECURITY FLOORPLAN

HODGSON DESIGN
ASSOCIATES



WESTERN LIVING, THREE TIME DESIGNER OF THE YEAR WITH A NOTABLE RETAIL DESIGN COLLECTION INCLUDING ARITZIA, BLUE RUBY, CHOOM CANNABIS



NORTH SHORE BASED COMMERCIAL CONSTRUCTION COMPANY WITH 20+ EXPERIENCE, SUCCESS IN CANNABIS STORE DEVELOPMENT AND A BBB- A+ RATING

SENECA
—SECURITY—



ASIS CPP CERTIFICATION - BOARD APPROVED - PROVIDING A THIRTY SEVEN PAGE REPORT ON ALL SECURITY ASPECTS FOR THIS LOCATION

Vetrina Group



AN INDUSTRY LEADER IN CANNABIS SPECIFIC MERCHANDISING AIDING IN PRODUCT SELECTION AND LAYOUT FOR OUR SPECIFIC DEMOGRAPHIC

COMMUNITY IMPACT

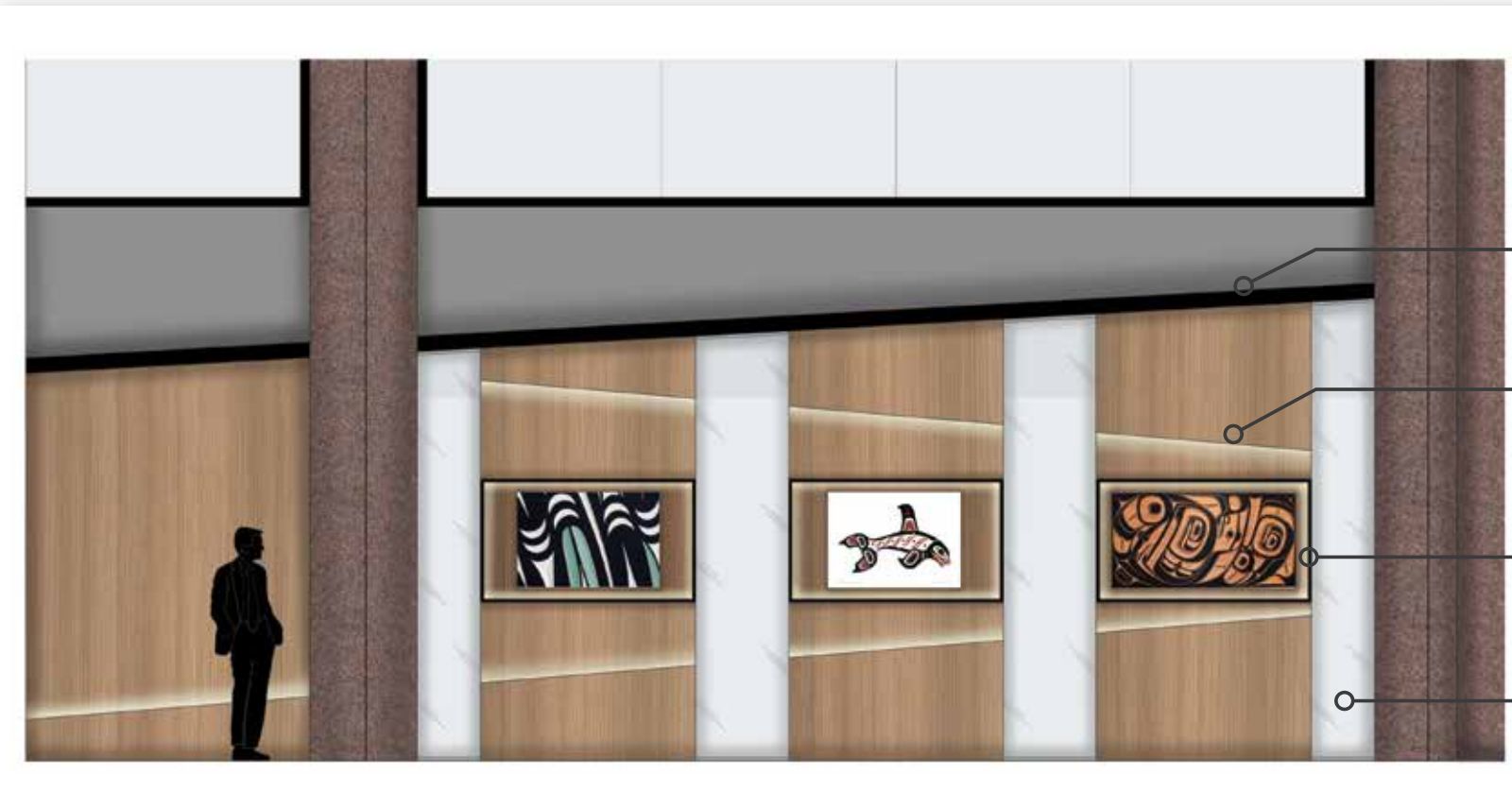
POSITIVE COMMUNITY IMPACT



- **Retail synergy along Bellevue strengthens the business community - local support.**
- **Local job creation, trusted employer.**
- **Built for a demographic of 45+ with discretion and accessibility at the forefront.**
- **Easy walkability with 4200 doors within 1km of Avenue Cannabis location.**



LOBBY - COMMUNITY ART DISPLAY

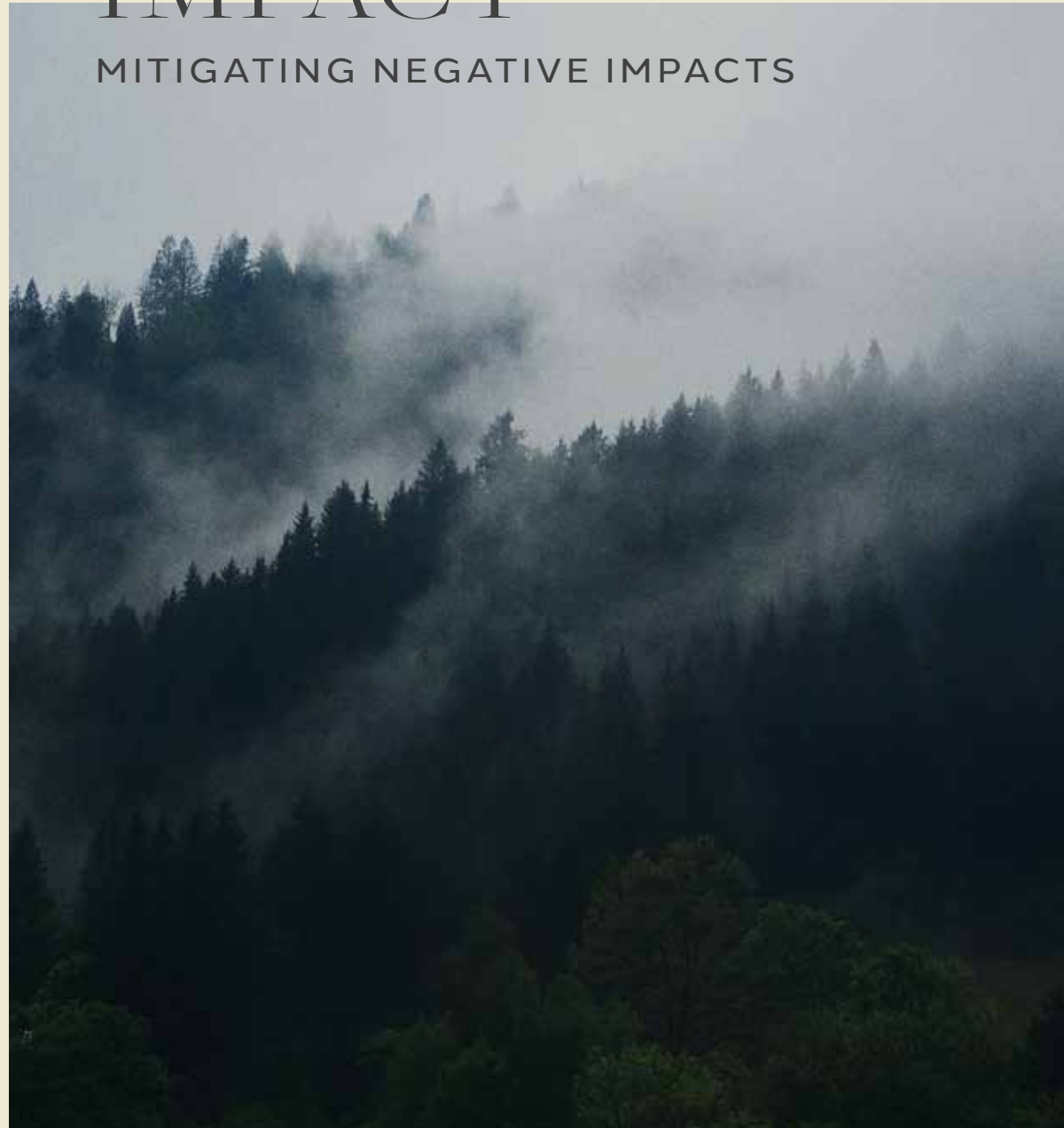


- ANGLED BLACK BULKHEAD INTERSECTING EXISTING LOBBY WALL ABOVE.
- LAYERED WOOD WALL PANELS WITH LED CHANNEL-LIT 'CRACKS' AT RECESSED PORTIONS.
- MATTE BLACK STONE FRAMES FINELY EDGE-LIT AT BACK, TO DISPLAY PUBLIC ART ETC.
- VERTICAL FROSTED GLASS SHARED WITH TENANT SPACE BEHIND.

POTENTIAL CONCEPTS FOR COMMUNITY DESIGNED SPACES

COMMUNITY IMPACT

MITIGATING NEGATIVE IMPACTS



- **Three designated parking stalls limits the potential burden on street parking.**
- **A zero-tolerance policy for loitering or smoking on property with owner oversight.**
- **Heavy investment in surveillance and security with 3 existing cameras and 12 additional planned.**
- **Avenue will take a proactive approach as a community partner, maintaining open lines of communication with the district.**

LETTERS OF SUPPORT

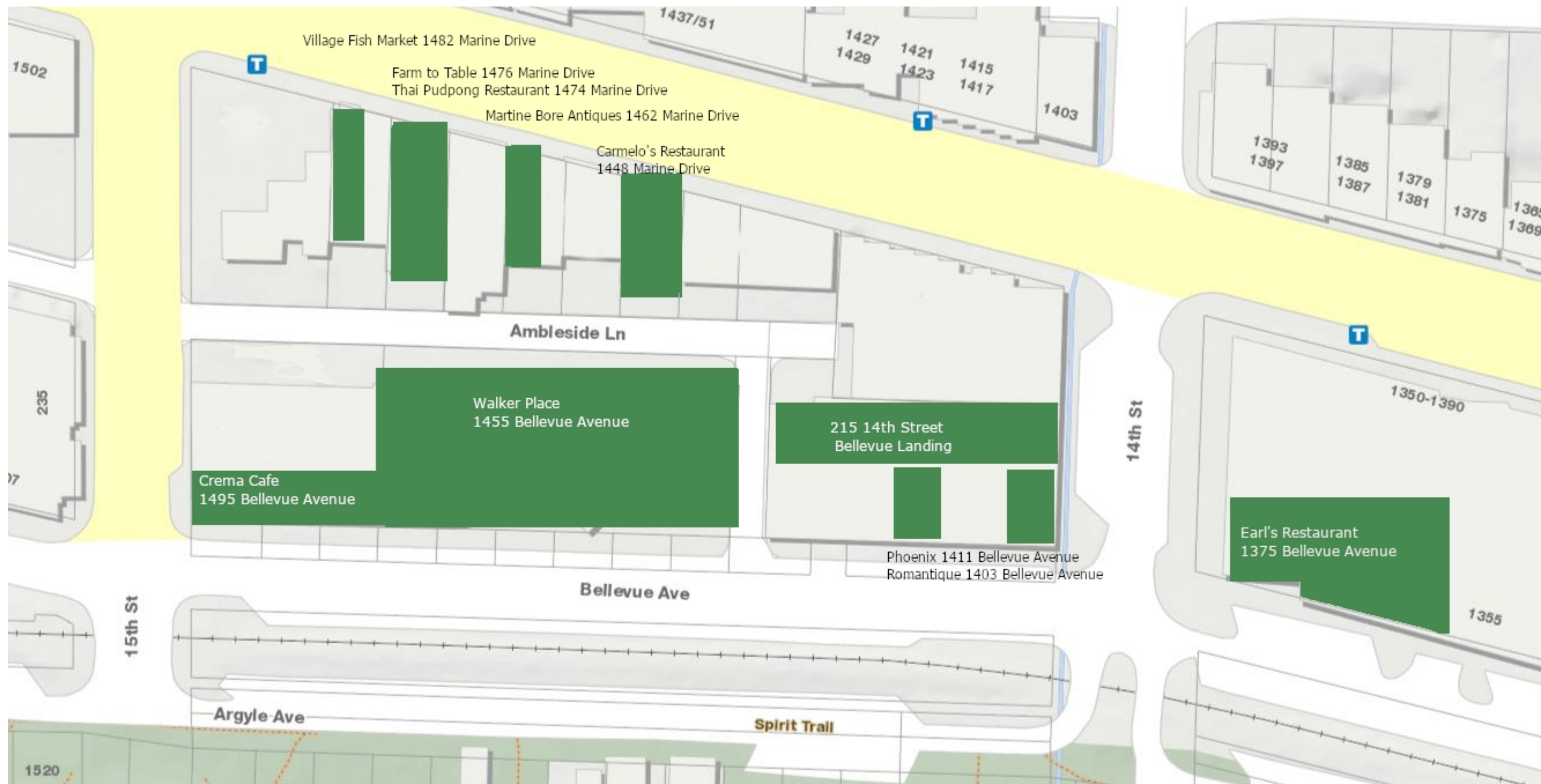


14+ FROM SURROUNDING TENANTS

17+ FROM NEIGHBOURS

150+ FROM WEST VAN RESIDENTS

20+ LETTERS MAILED TO COUNCIL



SUPPORT FROM AROUND THE BLOCK

COMMUNITY COMMITMENTS



COMMUNITY

Community First - Every decision will be made putting the needs, safety, and enjoyment of the community at the forefront.



BUSINESS

To build a local business owned by residents, staffed by residents, and designed for our residents unique demographics and needs.



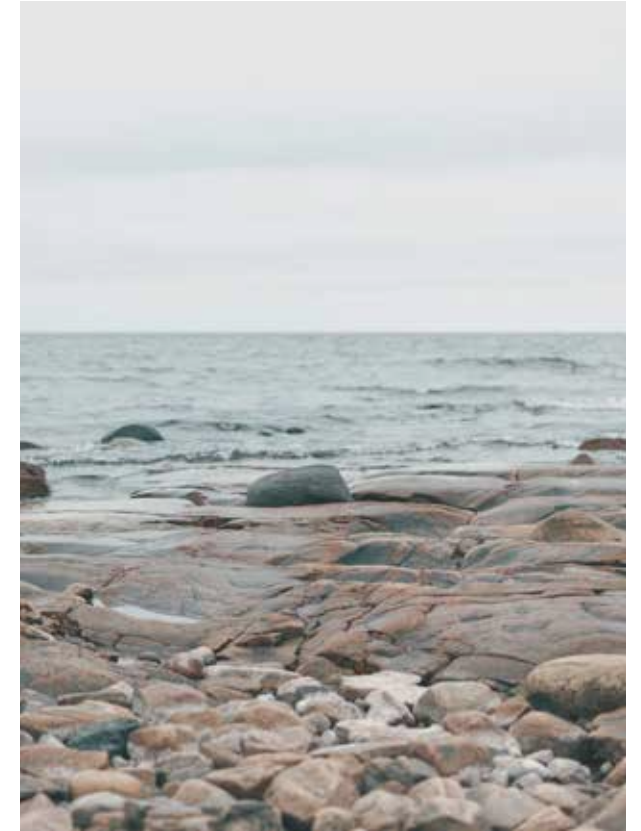
SERVICE

We guarantee to go above and beyond any expectation regarding security, education, and client experience.



COMMUNICATION

We will ensure open communications with the District about operations, working in conjunction to build a stronger understanding for the business within our community.



LOCAL

As long term local residents and business operators, we promise to use every effort to deliver the best experience possible for residents and government.

"We are committed to exceeding expectations by providing a unique retail experience for our community and to operate as if we are your neighbours - because we are."

avenue.
CANNABIS RETAIL