

The Corporation of the
CITY OF WHITE ROCK



Land Use and Planning Committee
POST-MEETING AGENDA

Monday, May 31, 2021, 6:00 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

***Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: www.whiterockcity.ca

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

Pages

1. CALL TO ORDER

Councillor Trevelyan, Chairperson

2. MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE
MEETING WITHOUT THE PUBLIC IN ATTENDANCE

RECOMMENDATION

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning

Committee (including all members of Council) authorizes the City of White Rock to hold the May 31, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

3. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for its May 31, 2021 meeting as amended to include:

- Item 6 - Updated version of Appendix A - Draft Bylaw No. 2387

4. ADOPTION OF MINUTES

5

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the minutes of the May 10, 2021 meeting as circulated.

5. CANNABIS LICENSE REFERRAL AND TEMPORARY USE PERMIT, 1421 JOHNSTON ROAD (21-006)

11

Corporate report dated May 31, 2021 from the Director of Planning and Development Services titled "Cannabis License Referral and Temporary Use Permit, 1421 Johnston Road (21-006)".

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a combined public hearing (license referral) and public meeting (temporary use permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
2. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 1421 Johnston Road, subject to the inclusion of the following conditions within the license:
 - a. The hours of retail (cannabis) sale shall be limited to the following:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|------|-------|-------|-------|-------|-------|-------|-------|
| Open | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 |

b. The retail sale of cannabis and any related products shall be limited to a retail floor area of no

greater than 56 square metres (600 square feet).

3. Pending the results of the electronic public meeting, approve of the issuance of Temporary Use Permit (TUP) Number 21-006 subject to the conditions as outlined in the draft TUP attached to this corporate report (see Appendix I) in addition to any other condition(s) deemed necessary to address potential impacts to nearby residents as identified through the public consultation process.

6. OCP HEIGHT AND DENSITY REVIEW - AMENDMENT BYLAW AND CONSULTATION SUMMARY

118

Corporate report dated May 31, 2021 from the Director of Planning and Development Services titled "OCP Height and Density Review - Amendment Bylaw and Consultation Summary".

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second reading to "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387;" as amended M/S CARRIED Opposed Cllr Ches and Johanson.
2. Consider the consultation strategy in the corporate report dated May 31, 2021 as appropriate for consultation with persons, organizations and authorities that will be affected by "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387," pursuant to Section 475 of the *Local Government Act*," M/S/ CARRIED Opposed Cllr J and Chesney
3. Consider "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387" in conjunction with the City's Financial Plan, and Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan; and M/S CARRIED Cllor J and C negative
4. Direct staff to schedule the public hearing for "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387" and mail notice of the public hearing to those property owners of properties where the land use designation would change to a different land use designation as a result of Bylaw No. 2387. M/S Carried Cllr J onlyvote in negative.

7. CONCLUSION OF THE MAY 31, 2021 LAND USE AND PLANNING COMMITTEE MEETING



Land Use and Planning Committee

Minutes

May 10, 2021, 6:15 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Walker
Councillor Chesney
Councillor Johanson
Councillor Kristjanson
Councillor Manning
Councillor Trevelyan

ABSENT: Councilor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer
Tracey Arthur, Director of Corporate Administration
Jim Gordon, Director of Engineering and Municipal Operations
Carl Isaak, Director of Planning and Development Services
Greg Newman, Manager of Planning
Donna Kell, Manager of Communications
Debbie Johnstone, Deputy Corporate Officer

1. **CALL TO ORDER**

Councillor Trevelyan, Chairperson

The Chairperson called the meeting to order at 6:15 p.m.

2. MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE

Motion Number: 2021-LU/P-052 It was MOVED and SECONDED

WHEREAS COVID-19 has been declared a global pandemic;

WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;

WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;

WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the May 10, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

Motion CARRIED (6 to 0)

3. ADOPTION OF AGENDA

Motion Number: 2021-LU/P-053 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the agenda for May 10, 2021 as circulated.

Motion CARRIED (6 to 0)

4. **ADOPTION OF MINUTES**

Motion Number: 2021-LU/P-054 It was MOVED and SECONDED

THAT the Land Use and Planning Committee adopt the minutes of the April 26, 2021 meeting as circulated.

Motion CARRIED (6 to 0)

5. **EARLY REVIEW OF REZONING APPLICATION - 15439 OXENHAM AVENUE**

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application -15439 Oxenham Avenue".

The Manager of Planning and Development Services provided an overview of the application. It was noted that after the agenda was printed it was found that the proposed zoning was now required to go to a CD zone based on the minimum RT-1 Zone standards.

Motion Number: 2021-LU/P-055 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15439 Oxenham Avenue to the next stage in the application review process.

Voted in the Negative (1): Councillor Johanson

Motion CARRIED (5 to 1)

6. **APPLICATION FOR ZONING AMENDMENT - 107-15181 THRIFT AVENUE (ZON 21-007)**

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Application for Zoning Amendment - 107-15181 Thrift Avenue (ZON 21-007)".

The Director of Planning and Development Services provided an overview of the application.

The Applicant confirmed they have submitted an application to the province to apply for a re-licence to now be liquor primary.

Motion Number: 2021-LU/P-056 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386*”.

Motion CARRIED (6 to 0)

Motion Number: 2021-LU/P-057 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386*”.

Motion CARRIED (6 to 0)

Motion Number: 2021-LU/P-058 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends Council direct staff to schedule the public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Mezzanine Floor Area Exemption) Bylaw, 2021, No. 2386*” to be held earlier than the next scheduled public hearing date of June 21, 2021 (June 2 or June 7).

Motion CARRIED (6 to 0)

7. REVISED ZONING AMENDMENT BYLAW NO. 2363 FOR 1485 FIR STREET

Corporate report dated May 10, 2021 from the Director of Planning and Development Services titled "Revised Zoning Amendment Bylaw No. 2363 for 1485 Fir Street".

The Director of Planning and Development Services provided an overview of the application and the process it had followed to date.

The applicant has submitted a revision to the application for an additional 5% of the units (4) in the building would be provided for 10 years at the average rent for purpose built rentals in the White Rock area (determined by latest CMHC report). There is no change to the form of the building (six(6) storeys / 80 units total).

80 units total:

- 4 units at “average rents” (CMHC derived)
- 51 units at "market rents" (no max)
- 25 replacement units – 21-30% below “market rent” for returning tenants / 10% below if tenant does not return (*max. \$1,500 1 bed / \$2,000 2 bed*)

Staff confirmed the Town Centre Official Community Plan public hearing is anticipated to be held June 21, 2020.

Motion Number: 2021-LU/P-059 It was MOVED and SECONDED

THAT the Land Use and Planning Committee receive the May 10, 2021, corporate report from the Director, Planning and Development Services titled “Revised Zoning Amendment Bylaw No 2363 for 1485 Fir Street.”

Voted in the Negative (1): Councillor Kristjanson

Motion CARRIED (5 to 1)

Motion Number: 2021-LU/P-60 It was MOVED and SECONDED

THAT The Land Use and Planning Committee defer consideration in regard to the recommendation to Council until after Council have considered the Housing Advisory Committee definition regarding affordable housing that is scheduled on the Regular Council meeting agenda for later this evening.

Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

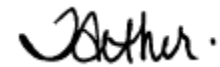
Motion CARRIED (4 to 2)

Note: Staff confirmed the order for the Regular Council agenda for later this evening did have the Housing Advisory Committee recommendation in regard to the definition for affordable housing placed on the agenda prior to consideration of bylaw for this project.

8. **CONCLUSION OF THE MAY 10, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:55 p.m.

Mayor Walker



Tracey Arthur, Director of
Corporate Administration

Unapproved

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 31, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Cannabis License Referral and Temporary Use Permit, 1421 Johnston Road (21-006)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a combined public hearing (license referral) and public meeting (temporary use permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
2. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 1421 Johnston Road, subject to the inclusion of the following conditions within the license:

a) The hours of retail (cannabis) sale shall be limited to the following:

| | Sun | Mon | Tues | Wed | Thurs | Fri | Sat |
|--------|-------|-------|-------|-------|-------|-------|-------|
| Open | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 | 09:00 |
| Closed | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 | 23:00 |

- b) The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 56 square metres (600 square feet).
3. Pending the results of the electronic public meeting, approve of the issuance of Temporary Use Permit (TUP) Number 21-006 subject to the conditions as outlined in the draft TUP attached to this corporate report (see Appendix I) in addition to any other condition(s) deemed necessary to address potential impacts to nearby residents as identified through the public consultation process.
-

EXECUTIVE SUMMARY

The City of White Rock has received concurrent applications for a temporary use permit and a cannabis license referral (resolution) which, if approved, would enable the creation of a cannabis retail store at 1421 Johnston Road, which is a commercial unit within the shops at Miramar Village. City staff have reviewed the technical merits of the proposal and considered the overall appropriateness of the use having regard for the feedback received, to date, from the public, the results of site investigations, and an evaluation of the ability to control potential impacts through permitting and license conditions. Based on a review of these factors staff are recommending that the proposal be referred to a public hearing / meeting.

PREVIOUS COUNCIL DIRECTION

The motions noted below relate to the support of Council for advancing public consultation efforts using electronic / digital resources in light of the COVID-19 pandemic.

| Motion # & Meeting Date | Motion Details |
|------------------------------------|--|
| 2020-024 January 13, 2020 | THAT Council gives first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323”. [CARRIED] <i>Note Bylaw 2323 amended White Rock Zoning Bylaw, 2012, No. 2000 to enable “no more than three lots containing a cannabis store use in the area bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street”.</i> |
| 2020-070 February 10, 2020 | THAT Council gives third and final reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323” [CARRIED] |
| 2020-344 June 15, 2020 | THAT Council recommends Appendix B as appended to the corporate report dated June 15, 2020, titled “Planning Procedures Bylaw Amendment - Electronic Public Hearings for Liquor and Cannabis Licence Referrals and Delegation of Liquor Primary Club Licences” be referred for consideration of adoption under the Bylaws section of the June 15, 2020 regular Council meeting agenda. [CARRIED] |
| 2020-601 December 7, 2020 | THAT Council direct staff to proceed with fully virtual public hearings / meetings for development applications, providing options for both written comments and verbal submissions via digital communication / phone-in access. [CARRIED] |

INTRODUCTION/BACKGROUND

Seed & Stone (the ‘Applicant’) has applied to the Liquor and Cannabis Regulations Branch (LCRB) for a cannabis license to enable the retail sale of non-medical cannabis at 1421 Johnston Road (‘subject property’). In addition to the license referral request, the Applicant is seeking approval of a temporary use permit (TUP), subject to compliance with the provisions of Section 4.1.3 of City of White Rock Zoning Bylaw, 2012, No. 2000 (‘Bylaw’). The noted section of the Bylaw was amended on February 10, 2020 to permit up to three (3) lots containing a cannabis store in the area bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street (the “Town Centre” area). Any approved TUP would, per Division 8, Section 497 of the *Local Government Act*, be issued for a period of up to three (3) years plus the potential for an additional three (3) year period, subject to the satisfaction of conditions that may be tied to the permit.

Staff have reviewed the proposal against the factors outlined in the *Cannabis Control and Licensing Act* and the *Cannabis Licensing Regulation*, and offer the following for Council's consideration:

a) Location of the Establishment

The proposed cannabis store would be located in one of the commercial retail units within the Miramar development fronting onto Johnston Road being roughly 20 metres north of Thrift Avenue; the unit has been assigned civic address 1421 Johnston Road (see Appendix A – Location and Ortho Maps and Appendix B – Site Photos). The commercial retail unit is situated on the ground floor of a 15 storey mixed use residential tower (see Appendix C – Floor Plan). Similar mixed land uses are found within the immediate vicinity of the property with commercial uses commonly fronting onto Johnston Road with residential uses above. Other commercial / retail uses within walking distance of the proposed store include financial institutions, restaurants, cafes, breweries, pharmacies, health service offices, and small boutiques. It is noted that A Little Bud, being another cannabis store in the City's Town Centre, is situated approximately 130 metres north of the proposed store.

b) The Feedback from Residents and Method used to Gather Feedback:

On March 31, 2021, notice of a Public Information Meeting (PIM) and information regarding the cannabis license referral and temporary use permit applications were circulated to roughly 1,485 owners and occupants of property within 100 metres of the subject property. The PIM was held on April 15, 2021 to enable the proponent to present details of their project and to respond to comments and questions raised by participants; approximately 20 people attended the PIM. A digital feedback form was made available through the City's webpage to allow interested stakeholders to formally voice their support or non-support for the proposal while also offering additional comments.

A total of four digital feedback forms were received and are included as Appendix D. The Applicant's PIM Summary, which includes a response to the comments received, is provided in Appendix E. In addition to the PIM feedback forms, written correspondence was received via email and letters to Council from six persons. City staff and the Applicant have reviewed the comments received and have included a response to the related land use issues and potential impacts to residents. Both the original comments and the responses are included in Appendix F.

For ease of reference the key issues identified by the public are summarized below with greater merit given to the issues / concerns in the following sections of this report:

- Number of stores within the Town Centre should be limited to one;
- Increased potential for loitering, drug trafficking (crime), pan handling, and graffiti;
- Proximity of the use to children / recreational / public areas;
- Disruption of traffic along Johnston Road;
- Desire for greater diversity in businesses other than those that sell alcohol or cannabis;

Number of Stores

Two of the comments received expressed concern regarding the introduction of a second cannabis retail store in the Town Centre when it was understood that the original approach to cannabis retail stores was to allow only one store in the Town Centre on a temporary basis as a form of pilot program. As summarized in the "Previous Council Direction" table, amendments were made to the City's Zoning Bylaw in February 2020 to enable, without

the necessity of a zoning bylaw amendment, up to three (3) cannabis stores within the Town Centre area, subject to the receipt of a temporary use permit and the satisfaction of several conditions as outlined in Section 4.1.3 of the Zoning Bylaw. The current application conforms to the zoning framework applicable to the proposal.

Potential for Crime and other Negative Behavior

Notice of the application was circulated to the RCMP and School District No. 36 (Surrey). Responses from the two agencies are provided in Appendices G and H, respectively. The RCMP letter notes that, as it relates to A Little Bud:

“there have been no reports to police that indicate that it is problematic. There have been no reports of customers consuming cannabis in the immediate area. Moreover, there have been no complaints regarding problematic vehicle or pedestrian traffic associated to the store.”

Further, the letter notes:

“From January 1, 2020 to April 10, 2021 there have been 20 police files coded as Cannabis Control and Licensing Act. These complaints are not connected to cannabis stores, and are otherwise too low in number and circumstance to identify a specific issue or pattern. Overall, the two cannabis stores in and around White Rock have not been problematic from a calls for service point of view, aside from the road congestion on East Marine. Consideration should be for sufficient short-term parking for this frequent in and out business.”

Regarding parking, staff note that the supply requirements for the cannabis (commercial) store have are satisfied within the Comprehensive Development Zone No. 16 (CD-16), applicable to the Miramar development. The Applicant’s PIM Summary further acknowledges the supply of on-street parking adjacent to the proposed cannabis store as well as the availability of pay parking within walking distance of the property, which should help to avoid short term disruptions to the flow of traffic along Johnston Road and Thrift Avenue.

Proximity to Vulnerable Populations (Children)

Comments from the School District note:

“The Surrey School District expresses general concern with any business selling cannabis-containing products (particularly in and around school hours) in close proximity to any of our schools.”

The letter acknowledges that the proposed cannabis store would, if approved, be situated approximately one block northwest of White Rock Elementary School. Pursuant to Section 4.1.3.b) i) of the Zoning Bylaw, a cannabis store authorized by a temporary use permit must be a minimum of 100 metres from any existing childcare centre, recognizing that such places accommodate the early learning activities and care of vulnerable (young) children. In this case, the closest child care centre would be the “Little Footprints Academy” at 15141 Russell Avenue, being approximately 270 metres from the proposed storefront at 1421 Johnston Road. The closest point of White Rock Elementary is approximately 250 metres from the subject property. The Applicant’s response letter acknowledges the following measures to be taken as a means of lessening the potential influence of the business on vulnerable groups:

- Implement storefront design that will prevent the youth of White Rock from seeing any cannabis or accessories;

- Remove the word cannabis from our signage so exposure to youth will be negated;
- Put together a marketing campaign with the help of SOURCES to warn of the dangers of cannabis in youth with a focus on the effects of cannabis on the growing brain; and
- Implement CPTED in conjunction with the RCMP to keep the neighborhood safe.

Appendix I to this report includes a draft copy of Temporary Use Permit No. 21-006. The Permit includes a series of terms and conditions, two of which would implement the limits on storefront design and signage.

Disruption to Traffic

Customers of the proposed cannabis store would be expected to use available, public parking, if attending the business, or any other business in the City's core commercial area. As noted by the RCMP, road congestion along Marine Drive has been experienced and is presumably associated with the high volume of short term traffic coming and going from Indigenous Bloom, the cannabis store situated on Semiahmoo First Nation land. The availability of off-street parking to serve the proposed cannabis store at 1421 Johnston Road would help to alleviate any potential disruption to traffic along both Johnston Road and Thrift Avenue.

Diversity of Businesses

The proposed cannabis retail store would add to the diversity of businesses in the City's Town Centre and unlike other commercial businesses, the overall volume of such stores is limited to three sites, as stipulated in Section 4.1.3 of the City's Zoning Bylaw. The Applicant has provided their Business Plan, which provides information regarding growth in retail cannabis sales since legalization (see Appendix J).

Staff have undertaken a comprehensive review of the issues presented by the public and the Applicant's response to those issues. With the recommended conditions incorporated into both the cannabis retail license and the temporary use permit, staff are supportive of the proposal moving forward for a public meeting / hearing and obtaining additional public feedback.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As outlined above, notice of the applications and the PIM were provided to 1,485 owners / occupants of properties within 100 metres of the subject property. Ten pieces of correspondence were received and roughly 20 people attended the PIM. Allowing the application to proceed to public hearing / meeting will provide an additional opportunity to receive public input.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The applications have been circulated through a process of interdepartmental review. The Applicant has addressed the issues raised by City staff.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council has continued to advance economic development strategies that will help “to grow a sustainable, livable and prosperous community”. The policies of the Official Community Plan recognize the Town Centre as the heart of the City, being a neighbourhood, city-wide and regional destination. The OCP further promotes opportunities to utilize land, support local jobs and local businesses, and to increase the tax base. Enabling a diversity of businesses in the commercial core of the City will uphold the strategic priorities of Council as they relate to economic development and local business growth.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for Land Use and Planning Committee’s consideration:

1. Council deny the temporary use permit and that staff provide a resolution of non-support for the cannabis retail license to the LCRB;
2. Council provide alternative conditions in the draft Temporary Use Permit, as identified by the LUPC, prior to proceeding with a public hearing/meeting; or
3. Council could defer the scheduling of a public hearing/meeting pending additional due diligence into areas of interest as expressed during this meeting.

CONCLUSION

The City has received concurrent applications for a cannabis license referral and a temporary use permit which, if approved, would enable the establishment of a cannabis store in a vacant commercial retail unit within the Miramar development; the civic address of the store would be 1421 Johnston Road. Staff and the Applicant have considered the feedback received from the public, and internal department / agency representatives, and are supportive of the proposal subject to the satisfaction of conditions to be tied to both the provincial cannabis license and the temporary use permit. At this point, staff recommend that the proposal proceed to a public hearing / public meeting.

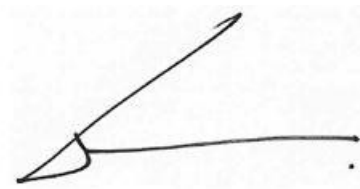
Respectfully submitted,



Carl Isaak, RPP, MCIP
Director, Planning & Development Services

Comments from the Chief Administrative Officer

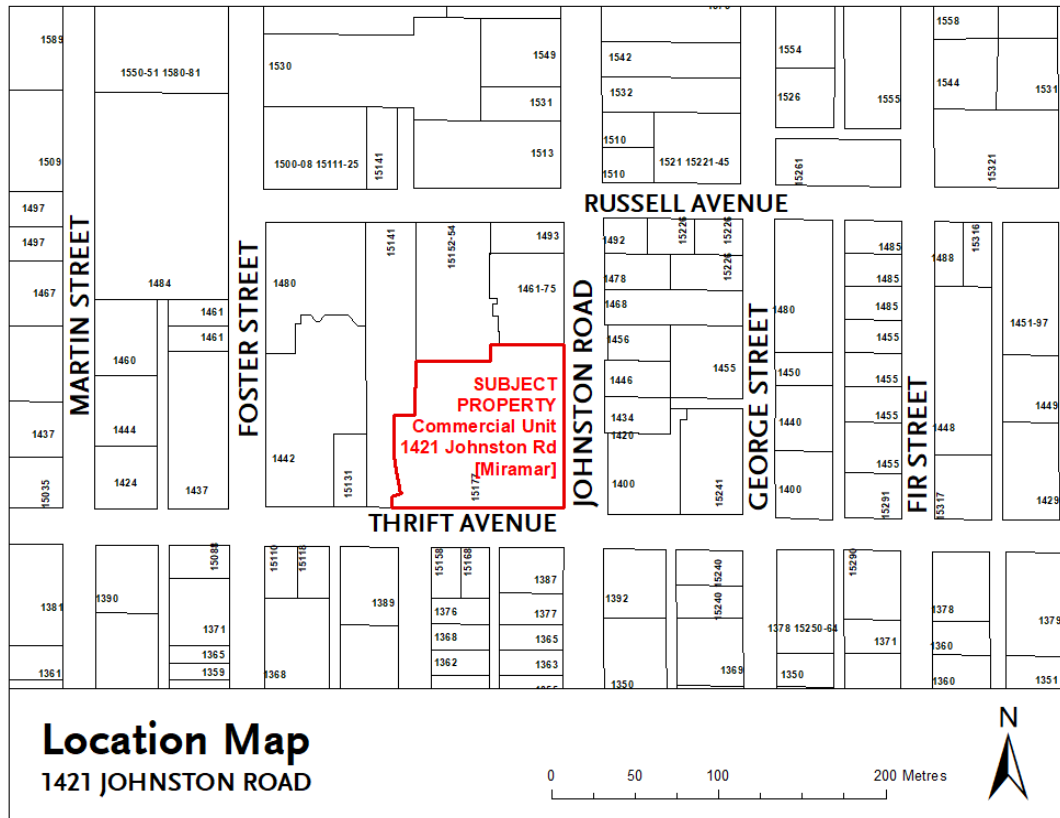
I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location & Ortho Maps
- Appendix B: Site Photos
- Appendix C: Floor Plan
- Appendix D: PIM Feedback Forms
- Appendix E: Applicant's PIM Summary
- Appendix F: Community Concerns & Response
- Appendix G: Feedback from the RCMP
- Appendix H: Feedback from School District No. 36 (Surrey)
- Appendix I: Draft Temporary Use Permit 21-006
- Appendix J: Applicant's Business Plan

Appendix A - Location and Ortho Maps



Appendix B - Site Photos



Photo 1: Development signage in window of proposed cannabis store



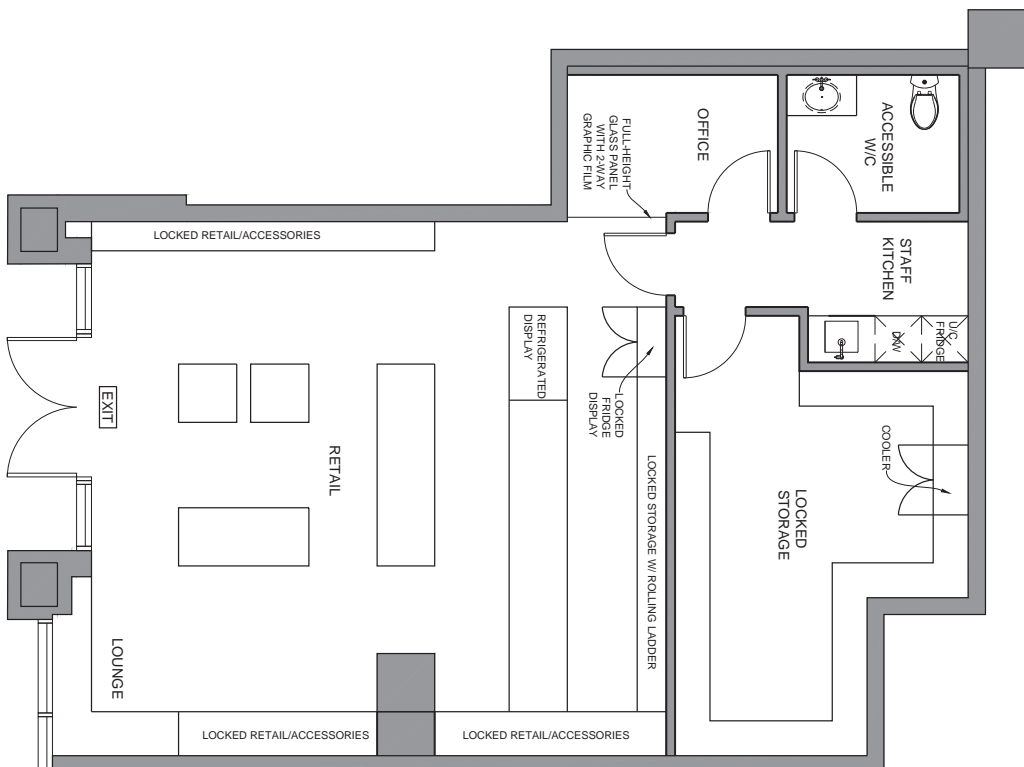
Photo 2: Entrance to Miramar Tower off Johnson, proposed store on left



Photo 3: Ground floor commercial below residential tower, Miramar Development



Photo 4: Existing development opposite the proposed cannabis store, across Johnston Road



Appendix D - PIM Feedback Forms

1421 Johnston Road

FEEDBACK FORM

Public Information Meeting (April 15, 2021)

4
Responses

03:08
Average time to complete

Closed
Status

1. Please provide your name:

4
Responses

Latest Responses

- "Fred Spencer"
- "Guo ping Yan"
- "Jia Wei Yan"

2. Please provide your address:

4
Responses

Latest Responses

- "#107-1480 Foster Street"
- "1004 15165 thrift avenue white rock "
- "1004-15165 Thrift Ave, White Rock, BC"

3. Do you support the proposed development application?

| | |
|-----------|---|
| Yes | 0 |
| No | 4 |
| Undecided | 0 |



4. Please provide your comments on the application:

4
Responses

Latest Responses

- "The location below a residential tower which can be expected to cont...
- "If the permit is giving out will getting a lot drug abuse persons togeth...
- "As an owner of Mirarmar Village, I have concerns over safety as a res...



Respondent



1

Anonymous

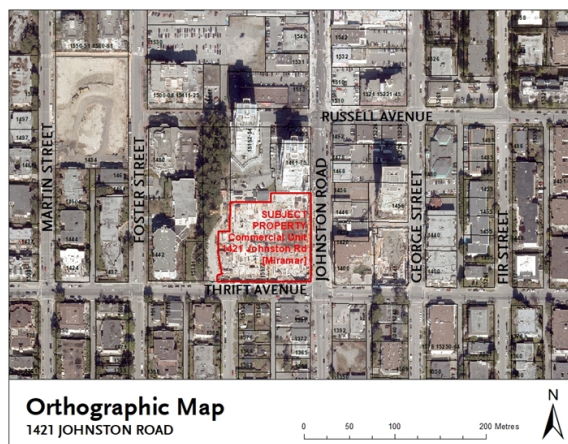


02:18

Time to complete



1421 Johnston Road Temporary Use Permit (TUP)



The City of White Rock has received a Temporary Use Permit application (File Ref. 21-006) which, if approved, would enable the establishment of a cannabis retail store being approximately 96.6 square metres (1,040 square feet) in area. The Permit would be limited to a period of three years and could be renewed for another three-year period subject to the process established by White Rock Planning Procedures Bylaw No. 2234. Concurrent with the TUP application is an application for a cannabis retail license referral. The application would conclude with a resolution of Council, offering support or non-support for the issuance of the license, being a matter administered by the Province's Liquor and Cannabis Regulations Branch (LCRB).

The subject property is designated "Town Centre" in the Official Community Plan and is zoned

Comprehensive Development Zone No. 16 (CD-16) in White Rock Zoning Bylaw, 2012, No. 2000. The CD-16 Zone is a property-specific zone created with the approval of the Miramar Development. Per Section 4.1.3 of the Zoning Bylaw, up to three cannabis retail stores are permitted within the Town Centre area, subject to the receipt of a TUP and compliance with the provisions of the Section.

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1

Please provide your name: *

Troy Adamson

2

Please provide your address:

1205 - 1441 Johnston Road, White Rock

3

Do you support the proposed development application?

- ☐ Yes
- ☒ No
- ☐ Undecided

4

Please provide your comments on the application:

I am a new resident in Miramar village and my home faces Johnston Road. When we bought our condo the sales team showed us images of a bustling retail space at street level with a major grocery store, outdoor cafes and restaurants. There would be a sense of safety and security at night as your fellow neighbours were out on the street picking up groceries and dining out doors. Instead, what we have moving in is a bank, a credit union, an optometrist and a physio clinic which will all be closed after 5pm. What is open after 5pm is two liquor stores two blocks away at North Bluff and Johnston road, another liquor store a block and a half South at 1235 Johnson and a cannabis store on my block open until 11pm. I look down on this Cannabis store from my balcony and on Friday and Saturday nights it's a steady stream of cars double-parking, music pumping while young people run in to get the pot they plan to smoke

that night. With 3 liquor stores, 2 brew pubs and 1 cannabis shop within the 3-block "town centre" I would encourage you to hold off granting any more Cannabis retail permits until such time as some other retail stores open to balance it out and attract a more diverse group of people to the area. I would hate to see Uptown White Rock become its own little Granville Street where there is nothing open at night except stores selling alcohol or pot. You will then start to see groups loitering, dealing drugs, panhandling, graffiti etc.

Respondent



2

Anonymous

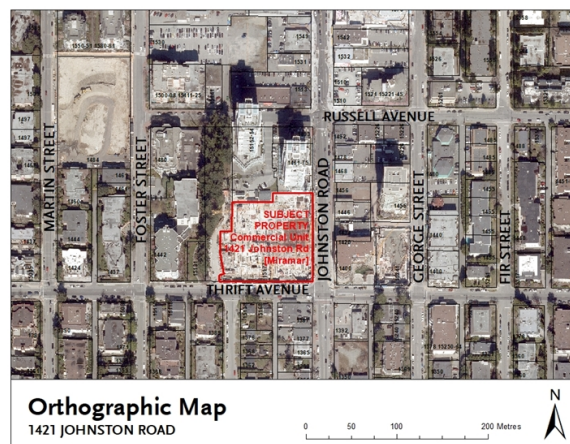


02:14

Time to complete



1421 Johnston Road Temporary Use Permit (TUP)



The City of White Rock has received a Temporary Use Permit application (File Ref. 21-006) which, if approved, would enable the establishment of a cannabis retail store being approximately 96.6 square metres (1,040 square feet) in area. The Permit would be limited to a period of three years and could be renewed for another three-year period subject to the process established by White Rock Planning Procedures Bylaw No. 2234. Concurrent with the TUP application is an application for a cannabis retail license referral. The application would conclude with a resolution of Council, offering support or non-support for the issuance of the license, being a matter administered by the Province's Liquor and Cannabis Regulations Branch (LCRB).

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1

Please provide your name: *

Jia Wei Yan

2

Please provide your address:

1004-15165 Thrift Ave, White Rock, BC

3

Do you support the proposed development application?

- ☐ Yes
- ☒ No
- ☐ Undecided

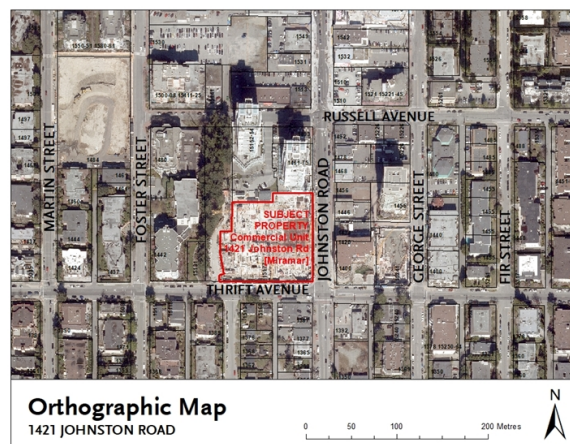
4

Please provide your comments on the application:

As an owner of Mirarmar Village, I have concerns over safety as a result of allowing the cannabis retail store to open.



1421 Johnston Road Temporary Use Permit (TUP)



The City of White Rock has received a Temporary Use Permit application (File Ref. 21-006) which, if approved, would enable the establishment of a cannabis retail store being approximately 96.6 square metres (1,040 square feet) in area. The Permit would be limited to a period of three years and could be renewed for another three-year period subject to the process established by White Rock Planning Procedures Bylaw No. 2234. Concurrent with the TUP application is an application for a cannabis retail license referral. The application would conclude with a resolution of Council, offering support or non-support for the issuance of the license, being a matter administered by the Province's Liquor and Cannabis Regulations Branch (LCRB).

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1

Please provide your name: *

Guo ping Yan

2

Please provide your address:

1004 15165 thrift avenue white rock

3

Do you support the proposed development application?

- ☐ Yes
- ☒ No
- ☐ Undecided

4

Please provide your comments on the application:

If the permit is giving out will getting a lot drug abuse persons together and impact our community security.



1421 Johnston Road

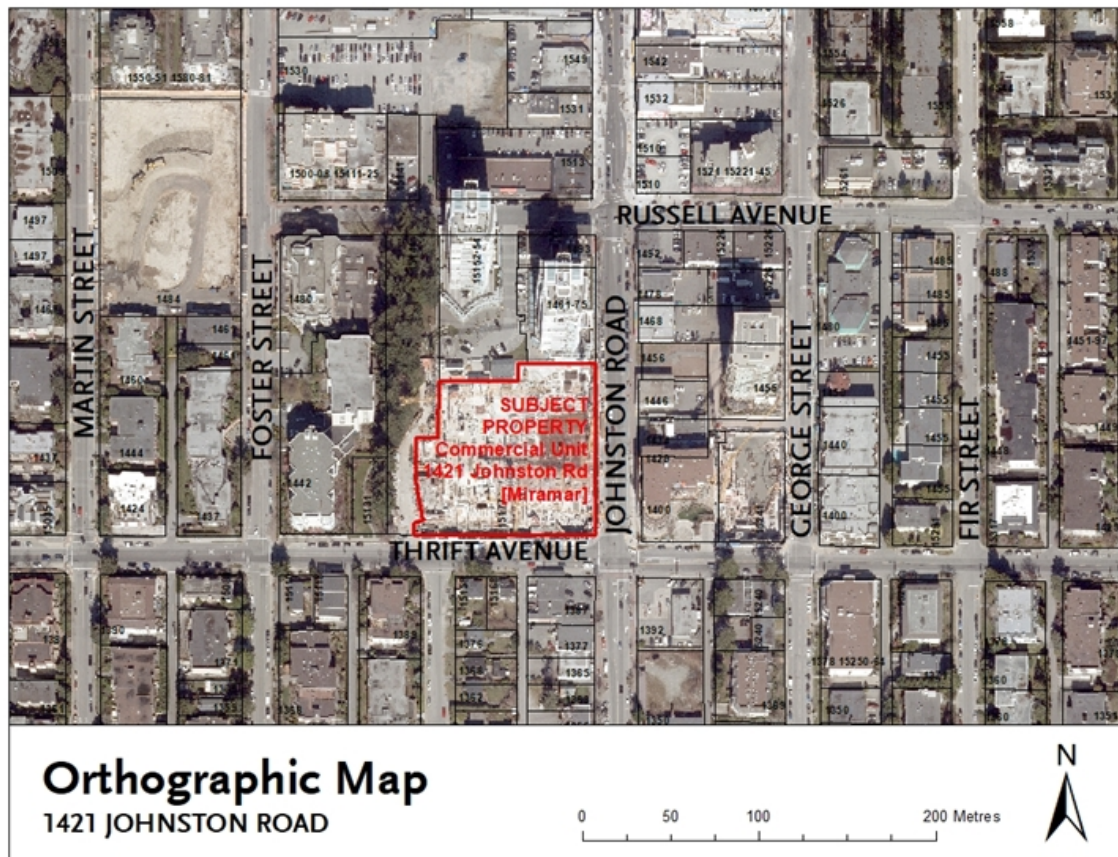
Temporary Use Permit (TUP)

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1

Please provide your name: *

Fred Spencer

2

Please provide your address:

#107-1480 Foster Street

3

Do you support the proposed development application?

☐ Yes

- ☒ No
- ☐ Undecided

4

Please provide your comments on the application:

The location below a residential tower which can be expected to contain children is NOT appropriate.



Greg,

Please accept this letter in response to community feedback regarding the Seed & Stone application for cannabis retail at 1421 Johnston Road in White Rock

Over 1800 letters were mailed out with only 4 responses. Two of the four respondents reside in the same apartment unit. Although all responses were against our application, I feel they were honest and fair concerns, all of which we will address below

We appreciate the feedback and will continue to reach out to the White Rock business and community members to provide the best service possible with the community's health and safety at the forefront. We will also continue our campaigns to warn against the dangers of cannabis smoking and youth

Respondent 1-

We fully understand the concerns brought forth by Respondent 1. The security of the residents and businesses in the area are always on top of our mind. Therefore, Seed & Stone will implement a security plan incorporating the RCMP's CPTED program. Crime Prevention Through Environmental Design not only helps reduce crime but also the risk of crime. On top of that Seed & Stone will provide non-intrusive lighting and no less than 12 security cameras that are monitored and enforced 24 hours a day which will be positioned strategically both inside and outside of our proposed unit

There is absolutely no connection between cannabis retail and crime, in fact, in Colorado, where cannabis has been legal since 2014, a study in the journal Regional Science and Urban Economics showed that crime rates dropped "substantially" in the areas around Denver dispensaries.

The legalization of cannabis has resulted in a 54% yoy decline in cannabis-related offences in Canada in 2019. The opening of legal cannabis retail stores has potentially prevented youth from entering into any type of illegal trade related to cannabis. Also, White Rock RCMP has not received any complaints regarding customers consuming cannabis in the immediate area associated with the current cannabis shop on Johnston Rd.

On June 19, 2018, the Senate passed Bill C45 and the Prime Minister announced the effective legalization of Cannabis date as October 17, 2018.

The Canadian Government emphasized three key goals of regulation:

- the protection of public health;
- the protection of young people;
- the reduction in criminality associated with the illegal market.

The reform was built on years of evidence demonstrating that the illegal status of cannabis did not prevent rising consumption and was associated with a range of other risks, from increased potency to the empowerment of criminal gangs. The provincial government stated "Economic

development is a guiding principle of B.C.'s regulated approach to cannabis. In addition to protecting public health and safety,”

In speaking with local businesses including 3 Dogs Brewery who will be located in the same complex, overwhelming support has been given to Seed & Stone as this retail store will drive economic traffic to the area.

Using a pager system similar to shoppers drug mart will reduce line ups and give consumers an opportunity to shop locally and we always leave opening hours to the discretion of council and the community, if it is seen fit to reduce hours, we fully support that decision

Respondents 2 & 3

We spoke at length with George Passmore, Manager of Counselling & Addiction at SOURCES. George made multiple positive points with regards to legal cannabis.

- Legal government-regulated cannabis retail is much more preferred over grey market stores
- Clean, well-run stores with a focus on education are preferred
- Cannabis use is commonly used to help with serious addiction issues.
- Keeping cannabis out of the hands of youth is top priority.
- There is no record of increases in addiction to cannabis since legalization

Taking all of George's comments to heart, Seed & Stone will

- Implement storefront design that will prevent the youth of White Rock from seeing any cannabis or accessories
- Remove the word cannabis from our signage so exposure to youth will be negated.
- Put together a marketing campaign with the help of SOURCES to warn of the dangers of cannabis in youth with a focus on the effects of cannabis on the growing brain.
- Implement CPTED in conjunction with the RCMP⁴ to keep the neighborhood safe

Seed & Stone also has a recycling, garbage, and graffiti removal program to keep the community safe and clean.

Click and collect service, multiple POS stations and separate lines for pick up will eliminate unnecessary traffic on the city sidewalk.

As the fathers of teen and pre-teen children, we at Seed & Stone understand the importance of keeping cannabis out of the hands of youth. Our proposed state-of-the-art storefront design with the inability for pedestrians to see inside the store and by limiting the use of the term “cannabis” we can shelter youth from cannabis sales. All staff do rigorous training including a section on requesting 2 pieces of ID from anybody looking under 25. Each budtender must take and pass a selling it right course which also helps to identify fake id.

We believe legal, government licensed and regulated cannabis retail storefronts aide in limiting black market sales. With cannabis retail in your community, you are less likely to find street dealers selling unhealthy products to underage community members

Our security plan will also assist in limiting cannabis use in public spaces surrounding the store and the beach area

We look forward to working with City and its departments to resolve any concerns on an ongoing and continuous basis.

Vikram Sachdeva
Founder & CEO
Seed & Stone

References

- 1) Bill C46 - [Bill C-46 - Legislative Background: reforms to the Transportation Provisions of the Criminal Code \(Bill C-46\) \(justice.gc.ca\)](#)
- 2) Sources White Rock- [Substance Use Services – Sources Community Resource Centres \(sourcesbc.ca\)](#)
- 3) RCMP CPTED - [Crime Prevention Through Environmental Design \(CPTED\) \(rcmp-grc.gc.ca\)](#)
- 4) Cannabis & Crime [Are Cannabis Dispensaries and Crime Linked? | cannabisMD](#)
- 5) Cannabis Crime Data – [Statistics Canada](#)
- 6) Government of Canada - [A Framework for the Legalization and Regulation of Cannabis in Canada - Canada.ca](#)
- 7) Province of BC - [Learn about B.C.'s Cannabis Sector - Province of British Columbia \(gov.bc.ca\)](#)

| Name (date) | Comments / Concerns | Response |
|-------------------------------|--|---|
| T. Adamson (April 7, 2021) | <p>I will not be able to attend the digital public information meeting as I don't have Microsoft Teams, but hoped I could give you some input anyways.</p> <p>I am a new resident in Miramar village and my home faces Johnston Road.</p> <p>When we bought our condo the sales team showed us images of a bustling retail space at street level with a major grocery store, outdoor cafes and restaurants.</p> <p>There would be a sense of safety and security at night as your fellow neighbours were out on the street picking up groceries and dining out doors.</p> <p>Instead, what we have moving in is a bank, a credit union, an optometrist and a physio clinic which will all be closed after 5pm.</p> <p>What is open after 5pm is two liquor stores two blocks away at North Bluff and Johnston road, another liquor store a block and a half South at 1235 Johnson and a cannabis store on my block open until 11pm.</p> <p>I look down on this Cannabis store from my balcony and on Friday and Saturday nights it's a steady stream of cars double-parking, music pumping while young people run in to get the pot they plan to smoke that night.</p> <p>With 3 liquor stores, 2 brew pubs and 1 cannabis shop within the 3-block "town centre" I would encourage you to hold off granting any more Cannabis retail permits until such time as some other retail stores open to balance it out and attract a more diverse group of people to the area.</p> <p>I would hate to see Uptown White Rock become its own little Granville Street where there is nothing open at night except stores selling alcohol or pot.</p> <p>You will then start to see groups loitering, dealing drugs, panhandling, graffiti etc.</p> | <p><u>Applicant Response:</u></p> <p>We operate stores in Chilliwack and Victoria and have not witnessed a steady stream of vehicles nor unruly youth nor graffiti – nor has our legal White Rock competitor noted such behaviour.</p> <p>The vast majority of our customers are middle-aged recreational users or older consumers seeking medicinal products. Most sales occur between 1-7 pm.</p> <p>The profile and spending patterns of these consumers actually enhance sales for adjacent local businesses.</p> |
| R. Chow (April 13, 2021) | <p>Thank you for the letter of notification re the digital public information meeting on April 15th, 2021 re the Stone and Seed's application for a Cannabis Store at 1421 Johnston Road, White Rock, B.C. The undersigned is the owner of the property at 1478 Johnston Road, White Rock, BC. at which the cannabis store, A little Bud Cannabis is located and operating. I am sending you an URGENT petition! Please note that this is voluntary, out of my own volition, based on my duty and responsibility. To emphasize, this is not a request from a Little Bud Cannabis or, on their behalf, namely, the business owners; Randy Tingskou and Kaleigh MacAlpine.</p> | <p><u>Applicant Response:</u></p> <p>City Staff will address the concern of whether Council Policy intended to restrict the town centre to a single outlet. Generally speaking, competition is a good thing as it brings out the best in people and serves the consumer through better product diversity and improved customer service.</p> |

| Name (date) | Comments / Concerns | Response |
|-------------|--|---|
| | <p>The following is for your deliberation, to consider revoking further applications for cannabis stores:</p> <p>Background:</p> <p>1) When I interviewed and screened Randy and Kaleigh (his wife), they presented meticulous research and fact-based accounts of all their detailed business plan, projections, statistics, market research, feasibility and viability reports etc. Most importantly, they conveyed and pointed out the very explicit indication (link below) that the City of White Rock would only allow ONE qualified candidate to operate in the community, as stipulated under the City's Policy:</p> <p>"The City of White Rock's zoning bylaw does not permit the sale of cannabis in any zone, but does provide a framework for consideration of a single recreational cannabis store in the Town Centre area, under a Council-issued Temporary Use Permit.</p> <p>In addition to being restricted to the Town Centre (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street), the location criteria for a Temporary Use Permit for a cannabis store include being 100 metres from the entrance to a child care centre, 30 metres from public parks in the Town Centre (Bryant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road)....." https://www.whiterockcity.ca/705/Cannabis-Policy-Information</p> <p>In essence, their enterprise was embarked on and decided upon, based on their comprehensive understanding of the City's rules and extensive market research, such as the vital consideration of the local population (legal age etc.), as this would affect critically business plans, supply and demand, which are the crucial and significant elements for determination of the success or failure of a business operation.</p> <p>2) During the long process of over one year of enduringly waiting, working at it wholeheartedly and perseveringly in the interim to get the business operation underway, their work ethics was most remarkable and beyond comprehension! Eventually, their qualifications, dedication and hard work overwhelmed the other two competitors!</p> | <p>We have seen in both Chilliwack and Victoria that proximity is helpful, not hurtful. Our competitors thrive as we often serve different market niches. It is common practice to allow restaurants, grocery stores, banks etc. to be proximate to one another to provide consumer choice. There is a public policy rationale for maintaining some distance from childcare centres or schools. There is, however, no compelling public policy reason to restrict cannabis outlets from being close to one another.</p> <p>Vernon has approved six downtown stores, Salmon Arm five and the Kamloops suburb of Tranquille has four – these communities have a smaller population than the White Rock-South Surrey corridor of over 100,000. This would suggest that there should be sufficient market demand to warrant at least three stores in the Town Centre – without risk to incumbent operators.</p> <p>Council was wise to impose a three-store restriction on a temporary use permit basis in order to subsequently evaluate supply/demand metrics and social impacts. Last year, the proposed BC Cannabis store in the same location mailed approximately 600 public notification letters – this year over 1,800 were mailed for this Application. This would indicate population growth over the past year. With current high-rise</p> |

| Name (date) | Comments / Concerns | Response |
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| | <p>In passing, the other two counterparts did not re-apply as everyone was imprinted and understood well that the City allowed for ONE cannabis store only, as was clearly stipulated.</p> <p>After the approval, they spent half a year for the renovation, non-stop working at it for the launch! They are labouring and working tirelessly daily and continuously towards their lifelong dreams and goals!!</p> <p>3) After the very stressful year of waiting for the approval and receiving the award, the owners have poured their entire life savings plus loans from; relatives, friends and banks and devoted a voluminous amount of capital into renovating and operating the store. They constantly work hard, night and day, 24/7, apart from several hours of sleep a night, in order to achieve success of providing for their families and other families, as well as for the community. They believe very strongly in the greatness of the human spirit and extending help to everybody, to their utmost ability!</p> <p>This can be attested through their volunteer efforts in cleaning up White Rock's beach areas, food bank donations, as well as contributions to the City and a myriad of other devoted conscientious helping efforts and endeavours! In addition, the owners provide and create much-needed employment opportunities for many.</p> <p>It truly breaks my heart to see them toiling, day in and day out, dedicating to their various fervent causes, caring so much for other people but seldom tending to their own needs!</p> <p>3) They were both very traumatized and devastated to hear of Seed and Stone being approved to operate at the Marine Drive location which happened so speedily, whereas they have been patiently waiting for the City's approval for over a year and paying rents!</p> <p>And now, there is another forthcoming application from Seed and Stone in the Miramar complex, which is right across from their store!! This has never been expected! Imagine their utter shock, dismay and feelings of betrayals!</p> <p>I feel very sad for them. I was also trying to experience, feel and immerse in their deep gut-wrenching pain and pretended, for a moment that, if any one of us</p> | <p>construction, the population density will continue to rise. Given the population characteristics of White Rock and the other aforementioned communities, an additional store does not pose a concentration risk.</p> <p>Our market research and business feasibility study based on data from Statistics Canada suggests ample room for multiple players to co-exist in the cannabis industry in White Rock.</p> <p>We expect to generate additional employment worth ~\$350k/ annum during the current testing economic environment besides enhancing the sales of the stores in the adjacent retail area.</p> <p>We are local business operators and are determined to offer a high-end, quality experience befitting of White Rock's image. We note that due to our business background, Bosa Properties welcomed our lease application as it would be consistent with their vision for the property. We point out that in Victoria, the province abandoned their proposed site in preference to ours due to the quality of our interior design, our relations with First Nations and our business experience.</p> |

| Name (date) | Comments / Concerns | Response |
|-------------|--|----------|
| | <p>were in their same position and plight, how crushing it would be!! They were of the strong belief that they were the only cannabis store permitted, as stated in the City's Policy.</p> <p>4) What was heart-breaking for them is that the rules seem to have been changed so fast, which truly will affect their lives and the livelihoods of other employees/families as well. The negative impacts are very far-reaching!</p> <p>5) They would not be as shocked or as distressed, were they to know about it beforehand as they would then be able to decide whether to go ahead or not with their business plans, dreams and goals.</p> <p>As well, there should be boundary restrictions, that is, no two cannabis stores should be allowed to be set up so close to each other! This practice is common across the industry.</p> <p>6) Randy and Kaleigh are the most conscientious, professional and industrious business operators that I have ever witnessed. I am very touched and moved by them!</p> <p>7) In this regard and, realizing their conscientious, devotion and dedication, I am prepared to sign their lease for a long period, so that they can operate with peace of mind.</p> <p>We are cognizant of the fact that business owners need an extensive time period to recover, to build up and to recoup their heavy personal sacrifices and financial investment.</p> <p>Personally, I feel that we have the duty and responsibility to foster their success as they are the pillars of the society. These excellent, hard-working, selfless and altruistic individuals are contributing immensely to the community and to the society. Please give them a chance to survive in these strenuous times and in such a very difficult economic environment!</p> | |

| Name (date) | Comments / Concerns | Response |
|-------------|--|----------|
| | <p>I feel and believe strongly that we have the duty and responsibility to lend them a helping hand for their survival and extend essential empathy, under such austere current environments!</p> <p>All of us are now going through very difficult and hard times and need the warm support of each other in order to get through and sail smoothly! We are all suffering desperately! Despite these, let's all hold hands together and we will break the looming dark gloomy storm and see the glorious sun again!</p> <p>In conclusion:</p> <p>It is my deepest desire and, from the core of my heart, to implore an entreat all to execute and implement the following immediately, as many livelihoods are at stake and anxious people are looking up and counting on you for your help!!</p> <p>1) A moratorium to stop/suspend all applications for cannabis stores, so as to give the newly-established business owners a breathing space to start a foothold. As well, the strong request and plea to please rescind and revoke Seed and Stone's application at the Miramar location, namely, right across from A Little Bud Cannabis!!!</p> <p>The incredible distance closeness between the two stores will generate extreme hardships for the business owners.</p> <p>The local population (legal age consumers) does not sustain for more prospective cannabis stores. Businesses will be suffocated and stifled of revenues and will not be able to operate successfully!</p> <p>Market saturation vs. the population (legal age consumers) will push existing ones to bankruptcy and all livelihoods will be severely impacted negatively.</p> <p>Personally, I suffered a very painful experience. We were business owners a long time ago and operated an establishment but was driven to bankruptcy due to the crowding/clustering of similar businesses cropping up in the same vicinity and close proximity. There were no laws/rules instituted then.</p> <p>The population could not sustain the number. As a result, everybody suffered and all the ill consequences and ramifications alongside from the aftermath!</p> | |

| Name (date) | Comments / Concerns | Response |
|-----------------------------|--|---|
| | <p>2) The Indigenous Bloom cannabis store at Marine Drive, White Rock is in operation. Hopefully, the Seed and Stone cannabis store in the Marine Drive location will not be planning to operate, due to market saturation.</p> <p>3) I feel that the local population (legal age) presently does not sustain the excess markets. As a result, A Little Bud Cannabis will be severely affected, in terms of sales, if there were to be more cannabis stores.</p> <p>Already they are trying very hard in order to maintain the rents. With the establishment of others, it will further push them into serious hardships.</p> <p>As mentioned, it would not be a shock to them had they known about it initially. The City's rules solidify their decision and they have great trust in the integrity of the City.</p> <p>In all, I beseech you to empathize their dire situation and deliberate on the above and to consider revoking any applications, so as to give this extraordinarily dedicated and hardworking small business operator a chance to survive, and to drown, amidst such difficult current times!</p> <p>Last but not least and above all, I would like to commend all in running the City so beautifully and admirably! It is just a wonder! A lot of conscientious efforts are exerted. We are deeply grateful for all of your dedicated efforts. It is profoundly appreciated always!</p> <p>In closing, thank you so very much for your time in deliberations. Hope that the above urgent petition will be favourably and benevolently considered.</p> <p>We are indebted to all of you! Again, my deep appreciation for all that you do!</p> | |
| K. Ware (April 15, 2021) | <p>Good afternoon,</p> <p>I hope your week is going well.</p> <p>My name is Kathleen Ware and I work at A Little Bud Cannabis on Johnston. I'm also a White Rock resident, owning a condo on Fir St and raising my family here.</p> | <p><u>Applicant Response:</u></p> <p>We appreciate the respondent's need for a variety of services. The uptown already has multiple options for services such as groceries, restaurants, banks, clinics etc. However, there is no second option for a cannabis retail storefront.</p> |

| Name (date) | Comments / Concerns | Response |
|--|---|--|
| | <p>I wanted to voice my concern regarding Seed & Stone's application for a second location in White Rock, particularly it's location - just steps away from A Little Bud.</p> <p>As a resident, I feel that it's too close to the existing approved cannabis store. We need a variety of services in White Rock, not a cannabis store on every corner (nor would I want a bar on every corner etc). Seed & Stone hasn't even opened up their location by the beach yet & here they are, trying to secure more locations. Even before I started working at A Little Bud, I was under the impression that White Rock council approved only 1 store in White Rock and now in less than a year, you've approved a 2nd and now potentially a 3rd. I live steps away from the proposed 2nd location for Seed & Stone and I wasn't made aware of it until I saw the sign posted. Had I not seen it, I wouldn't have been able to voice my concerns.</p> <p>As a resident and tax payer, I would like to see council honor its decision (1 cannabis store in White Rock), see how A Little Bud performs and then open it up (after 3 years) to other cannabis stores to see if they can pass the muster, meet their commitments to residents and operate as A Little Bud does with professionalism, integrity and compassion.</p> <p>Thank you.</p> | <p>Please note our comments above as to proximity, population density and market feasibility.</p> <p>A second cannabis retail store would cater to a consumer's need for variety in services in a densely populated uptown area.</p> |
| R. Tingskou (April 15, 2021; May 3, 2021) | <p>Letters attached, including staff response to May 3, 2021 email.</p> <ul style="list-style-type: none"> - <i>Concerns noted about number of stores being considered in the Town Centre</i> | <p><u>City Staff Response:</u></p> <p>Zoning within the Town Centre allows for up to three (3) cannabis stores, subject to a temporary use permit and the satisfaction of several criteria outlined in the Bylaw.</p> |
| A. Micka (April 16, 2021) | <p>Letter attached.</p> <ul style="list-style-type: none"> - <i>Issues summarized:</i> <ol style="list-style-type: none"> 1. <i>risk of toxicity</i> 2. <i>unintended exposure to children</i> 3. <i>high mortality and morbidity attributable to cannabis, including motor vehicle accidents, lung cancer and substance use disorders</i> 4. <i>occupational safety risks</i> | <p><u>Applicant Response:</u></p> <p>Health Canada considered all of these issues/risks prior to legalizing Cannabis. Health Canada properly concluded that (i) these risks were much higher if Cannabis is provided illegally through the underground; and (ii) the risk is reduced if Canadians have</p> |

| Name (date) | Comments / Concerns | Response |
|---------------------------------|--|---|
| | <p><i>5. negative mental health outcomes</i></p> <p><i>6. respiratory health impacts</i></p> <p><i>7. impaired child and youth development</i></p> | <p>access to regulated and inspected products that are fit for human consumption.</p> <p>The central policy thrust is the necessity to keep Cannabis out of the hands of children and the proceeds out of the hands of criminals.</p> |
| E. McElrevy (April 22, 2021) | <p>Hello Greg,</p> <p>I am using my son's email account, as I am not really familiar with technology.</p> <p>This is the first time that I have ever written one of these, so excuse me if I get it wrong. I just wanted to pass along how much having this open up close to us is really going to help me out. You see I have a bad back, and walking any distance is really a pain. However this location is relatively close to where I live.</p> <p>I am not a big fan of taking pill medication for pain, but I often find that having a toke a few times a day is enough to dull that pain to acceptable levels.</p> <p>please grant this opening as it would be real pain in the arse to having to walk to another location</p> <p>All puns intended</p> <p>Thank you</p> | <p>No response required. Comment noted.</p> |

To the Mayor and Council for the City of White Rock

Re: Inquiry and potential objection by 'A Little Bud ', the sole TUP Cannabis Store under the City of White Rock's current 'One store Pilot Project' to the approval of the Application by Seed & Stone for a Temporary Use Permit to locate 2 Cannabis Stores in the City of White Rock before the expiry of our current TUP including permitting one in close proximity to our existing single store.

I am writing to you in my capacity as one of the local owners and the Principal Operator of "A Little Bud" Cannabis Store that operates, based on a 3 year (renewable term) Temporary Use Permit (TUP) under a City "Pilot Project "under the existing City By laws as the permitted and approved 'one single Cannabis Retail store' at 1484 Johnston Rd. in the City of White Rock since August,2020.

It has been brought to my attention that the City approved a TUP for Seed & Stone at 15053 Marine Dr March 8 2021 and there is yet another application heading to Public Information Hearing just 41 meters from PID to PID on April 15 2021. This is all occurring within 7 months of our doors opening and 13 months since Council's decision to allow a "One Store Pilot Project".

I would like to know if it is proposed to allow these stores to commence operations by opening to the public on or before the expiry of our TUP in or about February 2023 as the sole permitted store under the existing bylaws and, it is respectfully submitted, contrary to those bylaws, and if so to protest the proposed operation/opening of the above additional Cannabis stores based on the representations , requests , promises and assurances made to us during the course of and after the approval of our application as the sole store under the three year pilot project and that we relied upon in putting together , modifying and finalizing our application and store to meet all City requirements for the full period of our permit .

Both before and throughout the application process it was clear that the city was proposing a ' limited an gradual approach' to the establishment of cannabis stores and applicants were encouraged to increase the overall store size and the amount of parking proposed to meet expected demand as the only store available which we did, relying on those requests and assurances from the City and staff based on the fact that we would be the sole store for the 3 year TUP. We relied upon these statements and assurances in planning, leasing and financing our operation and believed our application would be prejudiced if we did not do so. We are now very concerned that the City might now be reneging on these promises and assurances by allowing not one but two further stores to open, despite the still recent Pilot project and in the near future including one nearby.

We want to stress that we have no problem having competition once our promised 3 year TUP Pilot Project ends but we still object to the proximity of one of the proposed new stores based on issues of 'clustering' that has been raised in the past in relation to the establishment and location of such stores in one area, as per the attached Appendix that specifically addresses that issue.

Our current objection is not only that it is proposed to locate so close to our store as to offend the 'clustering' rule concerns but most importantly that it is prior to the expiry of the 3 year "Pilot Project" TUP involving our store as the single store taking into account the investments made in reliance upon the process outlined above.

Specifically, 'A Little Bud' was granted its TUP on February 10,2020 having applied in July of 2019 and once all other City requirements were met was able to open its doors to the public in August of 2020. We understood that we would be the sole Pilot Project White Rock Cannabis Retail Store until February 2023 (approximately 3 years) when able to open and that the City staff would be evaluating us as the Pilot

Project before possibly moving ahead with additional stores, if at all at some time in the future thereafter the 'limited and gradual approach'.

Prior to making our Application we were aware of the various discussions that went on at City Council commencing in June of 2018 and in particular the motion of June 25th 2018 where Council voted to accept 'Option 2' of the various options presented and that specified **'a single store pilot project in the Town Center'** and then further discussion in July of 2018 where it was recommended that the Zoning bylaw be amended to regulate **'a single cannabis retail store pilot project'** using a 'limited and gradual approach' to introducing cannabis retail into White Rock through the use of a TUP and a single store. We understood that in February of 2019 Council, despite the suggestion by staff of allowing more than one store, again voted to confirm only one temporary use permit Pilot Project application for White Rock and those amendments to the bylaw were approved on March 13th, 2019.

Subsequent to our application we held a Public Information Meeting in September of 2019 and on December 2nd, 2019 the three applications pending were presented by staff to Council and the minutes once again reflect the prior decision to use a Temporary Use Permit (TUP) with only one Cannabis store in the White Rock Town Centre in accordance with the current bylaw and taking a 'limited and gradual approach'. The applications were reviewed in January of 2020 including public hearings and then on February 10th, 2020 that sole permit was granted to 'A Little Bud'.

In summary, in making our application we relied significantly on the fact that the City of White Rock had indicated that it was planning to have only one store as a pilot project with a temporary use permit for up to three years. Both prior to our application and thereafter we consulted with City staff and made modifications such as increasing the size of our location and the amount of parking etc. because we were told as the only store, we would need more space to service the White Rock public and more parking. In other words, we relied upon these representations and statements of Council and staff and took steps to accommodate their requests at some financial cost.

We now see that the City is currently entertaining an application from another company to establish 2 more stores in White Rock despite the current Bylaw and Pilot Project and understand that the application for one store was given third and final reading on March 8 2021 is located at 15053 Marine Dr which is down by the water and that the Public Information Meeting being held April 15, 2021 is for the application at 1420 Johnston Rd, 41 meters away from our store (PID to PID).

Consequently, we write to inquire as to whether or not the City not only proposes to enable these new stores to operate prior to the expiry of our TUP 'Single Store Pilot Project' despite its previous position, promises and assurances and also to enable one store to locate in very close proximity to our store leading to additional clustering concerns.

May we please hear from you in this regard at your earliest opportunity,

Yours Truly,

Randy Tingskou



Principal Operator

A Little Bud

Date: April 15, 2021

To: The Municipality of White Rock

Re: Letter of protest with respect to the application for Temporary Use Permit issued under the Local Government Act

Dear Registrar:

We are sending this letter to you and to the City of White Rock in protest of the proposed Cannabis Retail Store in White Rock which is being contemplated pursuant to a new temporary use permit.

We highlight numerous problems with this variation and with the proposed location as pertain to the matters of public interest highlighted by the Registrar. We have outlined the issues below:

The proposed location for a Retail Cannabis Store at any new location in White Rock is not in the public interest. It will impact youth and other vulnerable groups in close proximity to the proposed address. It would also result in forming a problematic “cluster” by locating the retail Cannabis store amongst other types of businesses and services which research has shown, when in combined in higher density, have a negative impact on the streetscape, crime rates, and community as a whole. Clustering with any one of the listed (below) services or establishments might not be problematic in its own right, but the proposed location is virtually at the geographic hub of a 300 meter circumference which encompasses numerous community services establishments serving disadvantaged and vulnerable groups as well as other cannabis stores which currently service the market without causing the deleterious effects associated with business clusters.

Matter of Public Interest: Community Health and Safety

While Cannabis is now legal in Canada, the British Columbia government has outlined related public health implications and the following potential harms:

1. risk of toxicity
2. unintended exposure to children
3. high mortality and morbidity attributable to cannabis, including motor vehicle accidents, lung cancer and substance use disorders
4. occupational safety risks
5. negative mental health outcomes
6. respiratory health impacts
7. impaired child and youth development

While increased risk of some of these potential harms might apply equally to all Cannabis stores across the province, a few apply to the proposed location in White Rock disproportionately due to close proximity to vulnerable groups and clustering effects. The proposed location is in a socio-economically disadvantaged area, where clustering and ease of access to Cannabis are certain to increase levels of harm in the many vulnerable groups present.

A peer reviewed 2015 study¹, concluded that:

“...prevention and intervention programs for marijuana abuse and dependence may be particularly essential in areas of concentrated disadvantage [sic]. Policy makers may want to consider regulations that limit the density of dispensaries.”

The “concentrated disadvantage” referred to in the study is mainly income disparity. This proposed store location would only exacerbate problems suffered by an already socio-economically disadvantaged area and deter from the street scape, and the health and safety of the community. Through the proposed store front in White Rock, economically disadvantaged people and members of vulnerable groups would have immediate and easy physical access to Cannabis virtually on their doorstep. The Income Disparities are clear from data derived from the 2016 Census which indicates that in this area the population is vulnerable with low median household incomes, and higher than average percentages of individuals without any income whatsoever.

In fact the data skewed higher for this area because its defined borders encompass exceptionally affluent areas in the surrounding area. Were this effect to be corrected for, the area immediately around the intersection at which the new store is proposed would show to be substantially worse than the data indicates. This part of White Rock would indeed skew to be one of the worse off areas in the entire district.

While adults in these vulnerable groups have the legal right to participate in the retail market and purchase Cannabis of their own accord, research has shown that for price sensitive consumers, easier physical access is a strong determinant for increased use. Public health authorities in other provinces, specifically Ontario, has stated through the Ontario Public Health Association (OPHA) as follows:

“...easier access leads to reduced total costs required for purchasing including the costs of time, travel and actual price, and frequent contextual cues increases impulse purchases by experimental and occasional users, and users who trying to quit (60). Literature shows that more than one-third of smokers and younger

¹ Mair C, Freisthler B, Ponicki WR, Gaidus A. The impacts of marijuana dispensary density and neighborhood ecology on marijuana abuse and dependence. Drug Alcohol Depend. 2015 Sep 1;154:111-6. doi: 10.1016/j.drugalcdep.2015.06.019. Epub 2015 Jun 23. PMID: 26154479; PMCID: PMC4536157.

smokers report that ease of access to purchasing cigarettes impacted their frequency of use (60). We can infer that the proliferation of cannabis retail outlets will have similar effects on the public, resulting in increased consumption and access among youth and the general public.”

The implication of the OPHA’s statement is that, locating a Cannabis store even 5 minutes further walking distance would significantly impact the perceived “cost” of purchasing Cannabis to a price sensitive consumer. In this case, the proposed store is within a 2-minute walk of a dense cluster of housing and premises catering to lower income persons.

Further, research also shows that a clustering of Check Cashing places, Alcohol Purveyors (this extrapolates to Cannabis Purveyors in the research), and like businesses, is tied to increased crime rates and unruly public behavior. In fact the OPHA includes retail pharmacies in its list of businesses which it recommends should be geographically buffered from Cannabis retail stores. In the case of the proposed amendments in White Rock, this “clustering” effect (in close proximity to numerous retail pharmacies, housing complexes catering to disadvantaged persons, liquor sellers etc) is so pronounced that it could be perceived as predatory on the part of the new applicants to operate businesses in the area above the cannabis storefront currently in existence. In fact, the only elements missing from the “cluster” are a legal betting place/casino and a halfway house for recovering substance abusers. A partial list of services and groups in the cluster is listed below.

Public Interest: Risk to Youth / Vulnerable Groups

There is clearly enhanced risk to youth due to the housing nearby and the nearby playgrounds and parks. While not part of a public school, these public spaces serve as a meeting place for youth in the area and is within the 300 meter setback proscribed for schools. If the intent of the mandated school setback is to protect children and youth, then applying it to a play area seems reasonable in the context of an economically disadvantaged area where parents/guardians cannot readily afford childcare and before/after school programs. These children are therefore more likely to visit the play area unsupervised. In this context, we cannot envision a scenario where adding a Cannabis store to the immediate streetscape would not substantially increase risk to youth both through use of Cannabis or being exposed to it by of-age friends and peers who would now have easy access to a legal supply.

Further, the research indicates that:

“... high usage rates by low income females in child-bearing years has significant public health implications, and represents a subgroup of concern.”

Given the proposed location’s proximity to a large public housing complex and support services targeting younger women from lower income groups, the risk of increased harm to this subgroup is certain to be higher as compared to locating the retail store outside of short walking distance from the sub-group’s place of residence and institutions from which they receive social support. We note here that nearby facilities cater to younger women looking to reintegrate into normal life post-incarceration. This is exactly the sub-group to which the research refers and warns government about in regards to clustering of cannabis businesses.

In conclusion, we strongly suggest that this proposed bylaw amendment and temporary use permit is

not in the public interest. We are not averse to Cannabis legalization or retail sales of Cannabis in our city. There exists, however, a body of scientific knowledge which indicates that not all locations for legal Cannabis sales are created equal with respect to the enhanced risk they pose to a community. We suggest that this massive cluster of economically disadvantaged persons, social services for vulnerable groups, school, playground, alcohol purveyor, and retail pharmacies is a virtual powder keg already, WITHOUT the addition of easy access to retail Cannabis. While we wish cannabis stores well in their endeavors, we strongly urge you to reject this change in the bylaw for this specific area. It is the hub of too many sensitive groups and contraindicated establishments. It is hard to imagine a worse location (as per the peer reviewed science on the subject of outlet density and streetscapes) than the one proposed here.

We hope you take our comments into serious consideration in your deliberations when deciding on the merits of this proposed store location. To do otherwise would be ignoring the health, safety and wellbeing of this community. **IT IS NOT IN THE PUBLIC INTEREST TO GRANT THIS BYLAW AMENDMENT OR TO MAKE THESE CHANGES WE HAVE ENOUGH STORES ALREADY.**

Thank you for your consideration
Concerned resident



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The impacts of marijuana dispensary density and neighborhood ecology on marijuana abuse and dependence

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Abstract

Background—As an increasing number of states liberalize cannabis use and develop laws and local policies, it is essential to better understand the impacts of neighborhood ecology and marijuana dispensary density on marijuana use, abuse, and dependence. We investigated associations between marijuana abuse/dependence hospitalizations and community demographic and environmental conditions from 2001–2012 in California, as well as cross-sectional associations between local and adjacent marijuana dispensary densities and marijuana hospitalizations.

Methods—We analyzed panel population data relating hospitalizations coded for marijuana abuse or dependence and assigned to residential ZIP codes in California from 2001 through 2012 (20,219 space-time units) to ZIP code demographic and ecological characteristics. Bayesian space-time misalignment models were used to account for spatial variations in geographic unit definitions over time, while also accounting for spatial autocorrelation using conditional autoregressive priors. We also analyzed cross-sectional associations between marijuana abuse/dependence and the density of dispensaries in local and spatially adjacent ZIP codes in 2012.

Results—An additional one dispensary per square mile in a ZIP code was cross-sectionally associated with a 6.8% increase in the number of marijuana hospitalizations (95% credible interval 1.033, 1.105) with a marijuana abuse/dependence code. Other local characteristics, such as the median household income and age and racial/ethnic distributions, were associated with marijuana hospitalizations in cross-sectional and panel analyses.

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Contributors Dr. Freisthler conceptualized the study, wrote sections of the introduction and discussion, and edited multiple drafts. Dr. Mair conducted analyses, interpreted results, and wrote a first draft of the manuscript. William Ponicki and Andrew Gaidus prepared data and edited multiple drafts. All authors contributed to and have approved the final manuscript.

Conflict of Interest No conflict declared.

Conclusions—Prevention and intervention programs for marijuana abuse and dependence may be particularly essential in areas of concentrated disadvantage. Policy makers may want to consider regulations that limit the density of dispensaries.

Keywords

marijuana abuse; marijuana dispensaries; marijuana hospitalizations

1. INTRODUCTION

The legal status and subsequent availability of marijuana for both medical and recreational use is rapidly changing in the United States. In 1996, California was the first state to legalize medical marijuana with the Compassionate Use Act, which allowed physicians to prescribe cannabis for medical purposes. Since then, 22 states and the District of Columbia have enacted similar laws. The vast majority of these laws allow marijuana to be sold through medical dispensaries. Despite the growing legal availability of marijuana for medical and recreational use, much remains unresolved about the relationships between marijuana use and related problems and the impacts of dispensaries on local communities (Gorman and Charles Huber, 2007; Lynne-Landsman et al., 2013).

Certain demographic groups are more likely to use marijuana for recreational and/or medical purposes. In California, more frequent marijuana users are more likely to be male, young adult, white, and have higher incomes (Freisthler and Gruenewald, 2014; Morrison et al., 2014). Medical marijuana users are also more likely to be male and white (O'Connell and Bou-Matar, 2007; Ogborne and Smart, 2000; Reiman, 2007; Swift et al., 2005; Ware et al., 2005), but are older than frequent users (mean around 40 years old) and have lower incomes (O'Connell and Bou-Matar, 2007; Ogborne and Smart, 2000; Reiman, 2007; Swift et al., 2005; Ware et al., 2005). Rates of marijuana abuse and dependence may be higher in areas with disproportionately greater numbers of these population subgroups, making them potential targets of prevention efforts to reduce costs related to marijuana abuse and dependence hospitalizations.

Some studies suggest that legalizing medical marijuana appears to be related to higher levels of use for adults and adolescents (Cerde et al., 2012; Harper et al., 2012; Wall et al., 2011), although states that legalize marijuana had higher rates of marijuana use before legalization—suggesting that norms around use of marijuana may be more lax in those states (Wall et al., 2011). However, these findings are not universal as other studies have found no difference in marijuana use among adolescents after enactment of medical marijuana laws (Khatapoush and Hallfors, 2004; Lynne-Landsman et al., 2013; Choo et al. 2014). No differences have been found in rates of marijuana abuse and dependence among marijuana users before and after enacting legislation in states that have liberalized marijuana policies in recent years (Cerde et al., 2012). Allowing medical marijuana to be distributed through dispensaries increases the likelihood of using marijuana in the past year and using marijuana more frequently (Freisthler and Gruenewald, 2014). Past-month marijuana use is higher in states that allow distribution of medical marijuana through store-front dispensaries (Pacula et al., 2013).

Very few studies have examined where dispensaries are located. Store-front dispensaries in Denver, Colorado tend to be located in neighborhoods with higher crime rates and a higher proportion of retail jobs (Boggess et al., 2014). In California, dispensaries were located in Census block groups with higher levels of marijuana use, lower median household incomes, higher percentages of male residents, and lower percentages of Asian American residents and residents aged 30 to 39 years (Morrison et al., 2014). Thus there is limited information that areas with some disadvantage (i.e., lower income, higher crime) have higher densities of dispensaries; however, how disadvantage and dispensary density are related to overall rates of marijuana abuse and dependence is unknown.

When considering the impacts of marijuana dispensaries on local use and abuse, about which little is known, the literature on alcohol outlets is potentially useful. Greater densities of alcohol outlets, another source of a potentially addictive substance, have been linked to a range of health consequences, including incidents of crime and violent assaults (Gorman et al., 2005; Lipton and Gruenewald, 2002; Livingston, 2008), drinking and driving (Ponicki et al., 2013), intimate partner violence (Cunradi et al., 2012), and other alcohol-related problems (Campbell et al., 2009; Freisthler et al., 2007). Alcohol outlets may increase availability, or areas of high alcohol outlet density may be characterized by other conditions which produce problems (e.g., low social capital, high deprivation) and density of outlets may be correlated with these conditions. Similar to the role of alcohol outlets in communities, marijuana dispensaries may increase local availability and subsequent use of marijuana and/or may be more likely to be located in socially disorganized neighborhoods.

There are several reasons to examine the impacts of medical marijuana dispensaries on local use using population-based geographic assessments. These methods allow us to address the spatial dependence of contiguous geographic units, without which there may be substantive bias in statistical tests of dispensary and other environmental effects. Furthermore, because dispensaries within an area may serve both local residents and customers from nearby areas and many areas have no dispensaries of their own, the spatial scale of dispensary effects may be larger than any single unit. Models that measure impacts only within local areas will therefore miss effects on marijuana use in neighboring areas, understating effects. These methods allow us to examine spatial spillover effects.

It is important for us to better understand the impacts of neighborhood ecology and marijuana dispensary density on use and abuse in California as an increasing number of states follow in California's footsteps and liberalize cannabis policies. Determining in what ways marijuana dispensaries function in roles similar to alcohol outlets and in what ways they differ is essential as other states and communities develop laws and local policies, such as zoning restrictions and limiting the number of dispensary permits. The purpose of this analysis is to first examine whether hospitalizations for marijuana abuse and dependence are related to community demographic and environmental conditions, and then to investigate cross-sectional associations between marijuana dispensary densities and hospitalizations in California.

2. MATERIAL AND METHODS

2.1 Data Sources and Variables

Annual data, including hospital discharges and Census-based registries, were aggregated over a 12-year period (2001 through 2012) across ZIP code polygon areas (ESRI, 2012) of California, for a total of 20,219 space-time units. Locations of marijuana dispensaries as of early 2012 were geocoded and aggregated to 1,702 statewide ZIP codes as defined in 2012. These data were used to conduct two population-level Bayesian analyses: (1) A space-time analysis of associations between marijuana abuse and dependence hospitalizations and ZIP code demographic and other characteristics, and (2) a cross-sectional analysis of associations between marijuana hospitalizations and marijuana dispensary densities.

2.1.1. Marijuana abuse and dependence hospitalizations—The primary outcome measure was the annual number of marijuana abuse or dependence hospitalizations per ZIP code, obtained from the California Office of Statewide Health Planning and Development patient discharge data. These records provide information on all discharges that result in at least one overnight hospital stay. We included discharges that had either a primary or secondary ICD-9 diagnostic code of 304.3 (cannabis dependence) or 305.2 (cannabis abuse). The number of such cases per year that required hospitalization with at least one overnight stay increased over the study period, from 17,469 in 2001 to 68,408 in 2012. The vast majority (>85%) of cannabis discharges were coded as abuse rather than dependence. In only 0.8% of cases was cannabis dependence/abuse the primary diagnosis; in the other 99.2% of cases the diagnosis was secondary to hospital discharge for some other medical or injury condition. The percent of primary diagnoses decreased over the study period, from 2.2% (n=427) in 2001 to 0.4% (n=294) in 2012. Each hospital discharge was linked to the ZIP code of the patient. 97.3% of all discharges included 5-digit patient ZIP codes—the remaining were homeless, lived in another state, were missing/unknown, or only provided ZIP codes masked to 3 digits due to small population sizes within their 5-digit ZIP code. These discharges were dropped from analyses.

2.1.2. Marijuana dispensary density—Locations of marijuana dispensaries were obtained from six different websites listing the information for these businesses in March–April, 2012. The six websites were chosen by conducting a comprehensive search of such databases available on the web and by asking dispensary owners where they advertise their services. These websites provide up-to-date information on locations of dispensaries, ensuring that we obtained information for newly opened dispensaries. Each dispensary was geocoded to its address and spatially joined to ZIP code polygons for the year 2012 (ESRI, 2012). Overall marijuana density estimates used in models were calculated as the number of dispensaries per square mile within each ZIP code. Dispensary densities in adjacent areas were also calculated. These densities were represented by the un-weighted averages of densities across ‘spatially lagged’ ZIP codes, those immediately adjacent to each ZIP code. Geographic adjacencies were defined as sharing a boundary or touching at a single point, allowing for a 0.5 meter tolerance to compensate for imprecision in boundary maps. The mean number of neighboring ZIP codes in 2012 was 5.6 (standard deviation 2.3), with six ZIP codes having zero neighbors.

2.1.3. Demographic and environmental covariates—Estimated annual ZIP code-level demographic data included percent white, percent Hispanic, percent African American, median household income (per \$10,000), age distribution categories (percent under age 19, 20–24, 25–44, 45–64), percent with less than a high school degree and percent with greater than a Bachelor's degree, percent unemployed, and population density (per mile²). With the exception of income, these estimates were based on publically available inter-censal projections at the Census block group level supplied by Geolytics (Geolytics, 2011).

Demographic variables were aggregated from Census block group boundaries up to year-specific ZIP codes. Because block groups are not nested within ZIP codes, demographic variables had to be estimated for block groups that cross ZIP code boundaries. In these cases, the block group demographic variables were weighted based on the portion of the captured block group centroid population that falls within each ZIP code. To account for spatially variant population growth, we linearly interpolated block population from 2000 to 2010 and used year-specific block populations when weighting demographic variables. Median household income data for 2000 were obtained at the block group level from the 2000 Census, while 2010 data were estimated using 2008–2012 averages from the American Community Survey. Inter-censal estimates were constructed by assuming that 2000–2010 changes were distributed across years in proportion to those of annual county-level income estimates (U.S. Census, 2014), while 2011 and 2012 estimates assumed equal proportional growth for all block groups within a county. These block-group income estimates were converted to 2012 dollars using the Consumer Price Index and reallocated to ZIP codes in the manner described above.

Other ZIP code characteristics included the overall hospitalization rate and the density of overall retail establishments. The overall hospitalization rate, calculated as the number of discharges regardless of diagnoses per 100 persons, was included as a covariate to control for differences in access to inpatient care. A measure of the density of overall retail establishments was derived from ZIP Code Business Patterns data (Census, 2013). Using North American Industry Classification System (NAICS) codes, counts of all “retail trade” (sectors 44, 45) and “accommodations and food service” (sector 72) establishments were tallied. Density was calculated as the number of retail establishments per 100 square miles of ZIP code area.

A measure of the geographic instability of a ZIP code's population between consecutive years, calculated as the percentage of year-2000 Census block populations within a given year's ZIP code definition that would not have fallen within the boundaries of the best-matched ZIP code in the prior year (range: 0–59%), was created. This instability measure tested the assumption that ZIP code boundary shifts did not substantively bias other effects estimates.

Roughly 2% of ZIP code polygons had population values of fewer than three residents, and these were assigned a minimal population of three to allow for non-zero population risks in all areas. Census-based rate variables (e.g., percent African American) were undefined in approximately 1% of ZIP codes and were thus assigned the California state average for the year. These missing Census values typically occurred in unpopulated areas, such as national forests.

2.2. Data Analysis

Panel analyses relied on a Bayesian Space-Time Misalignment Poisson model developed by Zhu et al. (Zhu et al., 2013). This model allows us to perform panel analyses using all ZIP codes in California over a period of 12 years despite frequent changes in the size and shape of these geographic units. This approach uses a separate conditional autoregressive (CAR) random effect for each year-specific map of spatial adjacencies to account for spatial autocorrelation, assumed to have mean zero and a common standard deviation. The model also allows for a second, separate, random effect that is not spatially autocorrelated.

The outcome measure is the annual count of marijuana abuse/dependence hospitalizations by ZIP code. Poisson models were used:

$$Y_{i,t}|\mu_{i,t} \sim \text{Poisson}(E_{i,t}\exp(\mu_{i,t}))$$

where Y_{it} represents the count of hospitalizations in ZIP code i during year t and $E_{i,t}$ denotes the expected number of hospitalization visits under the assumption that statewide marijuana hospitalizations are distributed among ZIP codes in direct proportion to population. The log-relative risk, $\mu_{i,t}$, is modeled linearly as:

$$\mu_{i,t} = \alpha_t + X'_{i,t}\beta + \theta_{i,t} + \phi_{i,t}$$

This is a linear combination of fixed covariate effects and random effects which may take account of spatial and/or temporal correlation. Vector α_t is a set of year-specific intercepts that control for statewide changes in marijuana hospitalization risks that are not explained by other covariates. Matrix X'_{it} contains space- and time-specific covariates and β is a vector of fixed-effects estimates of the impacts of those covariates. $\theta_{i,t}$ and $\phi_{i,t}$ denote the pair of random effects capturing spatially unstructured heterogeneity and CAR spatial dependence, respectively. Models included fixed effects for neighborhood demographics, overall hospitalization rates, population density, retail clutter, and ZIP code instability (misalignment). A similar model was used to estimate the impact of local and adjacent marijuana dispensaries on marijuana abuse/dependence hospitalizations, but this analysis included a single 2012 cross-sectional data set. Local and adjacent dispensary densities were entered simultaneously into the model.

Models were estimated using WinBUGS 1.4.3 software (Lunn et al., 2000). Uninformed priors were specified for all fixed and random effects. Models were allowed to burn-in for 50,000 Markov Chain Monte Carlo (MCMC) iterations, a sufficient number of iterations for all parameter estimates to stabilize and converge between two chains with different initial values. Posterior estimates were sampled for an additional 50,000 MCMC iterations to provide model results, until the ratio of the MC error to the standard deviation was less than 5%. Traces of MCMC iterations demonstrated good convergence for all parameters.

3. RESULTS

Table 1 presents descriptive statistics for ZIP codes in California from 2001 to 2012 (20,219 ZIP codes). The racial/ethnic distributions in average ZIP codes were 4.7% African American, 26.7% Hispanic, and 55.3% non-Hispanic white. The ranges of both population and square miles per ZIP code were large, with the resulting population density measure mean of 3,319 people/mile² (range: 0–56,482 people/mile²). There were 1,650 dispensaries in California in early 2012. The number of medical marijuana dispensaries per ZIP code ranged from 0 to 40, with an average of approximately one per ZIP code and 27.0% reporting at least one dispensary. The mean density of dispensaries in both local and adjacent ZIP codes was 0.22/mile², with a larger range for local ZIP codes (0–11 vs. 0–6). The mean density of dispensaries in ZIP codes with at least one dispensary was 0.83/100 mile². Overall, 65.6% of ZIP codes had a dispensary locally or in an adjacent spatial unit.

Table 2 shows results from the Bayesian Space-Time Misalignment Poisson model from 2001–2012 and presents posterior estimates of the effects of each fixed-effect variable, expressed as relative rates (calculated as $\text{Exp}[\text{raw coefficient}]$). Each relative rate is calculated from the median estimate from the sampled posterior distribution and is followed in parentheses by the 95% credible interval from that distribution. Greater retail density, lower median household income, and lower population density were all associated with greater rates of marijuana hospitalizations. ZIP codes with a higher percentage of residents with greater than a Bachelor's degree had fewer marijuana hospitalizations. The CAR spatial random effect explained 93% of the overall error variance in the model, indicating that there is substantial spatial autocorrelation. Year-specific intercepts were included in all models. There was a large and steady increase in the rates of marijuana abuse/dependence hospitalizations from 2001 to 2012 even after controlling for demographic and other environmental covariates.

Cross-sectional marijuana dispensary density results are displayed in Table 3. An additional one dispensary per square mile was associated with a 6.8% increase in the number of marijuana hospitalizations (95% credible interval 1.033, 1.105). The spatial lag effect was not well supported. Results for other covariates were generally consistent with the space-time results presented in Table 2, except that the association for unemployment was negative in the cross-sectional analyses.

4. DISCUSSION

The density of local marijuana dispensaries is associated with a greater number of hospitalizations with a primary or secondary marijuana abuse/dependence code. Furthermore, other local characteristics, such as the median household income and age and racial/ethnic distributions, are associated with marijuana hospitalizations. These local characteristics do not fully explain the increase in hospitalizations over time, although we were unable to longitudinally measure dispensary density. This is the first analysis of the statewide impact of marijuana dispensaries on marijuana abuse and dependence, as well as the first look at population characteristics associated with hospitalization rates.

Increased availability of marijuana in ZIP codes with a higher density of dispensaries remains a plausible explanation for the increased hospitalizations in dispensary-dense areas. This cross-sectional association remains after adjustment for other characteristics of ZIP codes. Indicators of social disorganization were associated with hospitalizations in both the cross-sectional and panel analyses. The direction of causation remains open to debate, however. It is possible that marijuana dispensaries are more likely to locate in socially disorganized neighborhoods with higher underlying rates of marijuana use and abuse, or that the presence of these dispensaries increases local use, or perhaps both. Previous research suggests that some indicators of disorganization are related to locations of dispensaries (Bogges et al., 2014; Morrison et al., 2014) but more work is needed to fully understand this relationship.

We found some of the same characteristics to be related to marijuana use and dependence at the population level as in individual models of use for medical or recreational purposes (e.g., white populations; Freisthler and Gruenewald, 2014; Morrison et al., 2014; O'Connell and Bou-Matar, 2007; Ogborne and Smart, 2000; Reiman, 2007 ; Swift et al., 2005; Ware et al., 2005). Our population estimates suggest marijuana abuse and dependence occur at higher rates in lower income areas, similar to associations seen in individuals who use medical marijuana (O'Connell and Bou-Matar, 2007; Ogborne and Smart, 2000; Reiman, 2007 ; Swift et al., 2005; Ware et al., 2005). While this study cannot suggest inferences about individual use and likelihood of marijuana abuse and dependence, the congruence of findings across individual and population levels suggest these might be some important areas to direct future research.

A number of limitations need to be noted. Population models have the advantage that they can comprehensively identify aggregate effects across diverse populations living in many different neighborhood conditions. As an aggregate population analysis, however, it is not possible to illuminate the connecting theory that leads from a global assessment of exposures to marijuana dispensaries and other neighborhood conditions to the individual behaviors that are affected by these exposures. For this purpose, multilevel contextual data and analysis models are required. Thus, the individual behavioral mechanisms that underlie the observed effects remain to be explored further. Other limitations of the current analyses include the cross-sectional nature of dispensary information. We cannot assess whether the increase in the number and density of dispensaries across the 12 year period partially or fully explains the dramatic increase in the number of marijuana hospitalizations. However, this is the first opportunity to examine dispensaries at a statewide level, and these cross-sectional findings indicate that dispensary density matters and should be examined longitudinally once such data are available. Furthermore, the vast majority of hospitalization codes are secondary diagnoses. This is not particularly surprising since acute marijuana poisoning/ overdose is quite rare. Finally, the procedure used to estimate ZIP code demographic estimates from available block-group level projections will introduce some noise in these covariates, and this would be expected to bias the associated parameters toward zero. Despite this, the association between dispensary density and hospitalizations was well-supported.

As the first study to examine population characteristics related to marijuana abuse and dependence, more work is needed to understand the exact mechanisms underlying these relationships. Future research incorporating dynamic models of dispensary effects as they evolve may lead to greater understanding of these processes over both short- and long-term periods and at smaller scales of geographic resolution. This work suggests prevention and intervention programs for marijuana abuse and dependence should be targeted in areas of concentrated disadvantage (as measured using such economic factors as unemployment, income, and education). Despite medical marijuana being allowed by California, local jurisdictions can ban dispensaries outright or place restrictions on their locations (such as not near where child and youth populations spend time). States may also place other restrictions on who can purchase marijuana at dispensaries (e.g., adults 21 years or older) to reduce access to populations who may be vulnerable to abuse or dependence. States that are considering passing laws allowing medical or recreational use of marijuana might consider regulations that limit the density of dispensaries, particularly in disadvantaged areas, or encourage provisions for localities to make their own regulations (including bans) to prevent problems in areas at risk for high rates of marijuana abuse and dependence.

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Highlights

- We examine marijuana dispensary density and marijuana hospitalizations
- We study marijuana hospitalizations and neighborhood ecology from 2001–2012
- Dispensaries were cross-sectionally associated with greater marijuana hospitalizations
- Indicators of concentrated disadvantage were associated with marijuana hospitalizations

Table 1

Descriptive statistics, ZIP codes in California 2001–2012 (n=20,219 ZIP codes)

| | Mean | SD | Minimum | Maximum | Mean Change, 2012 vs. 2001 |
|---|-----------|-----------|---------|------------|-------------------------------|
| Population | 21,630.46 | 21,834.58 | 3.00 | 126,941.40 | 1,353.19 |
| Area (mile ²) | 93.47 | 247.91 | 0.01 | 3,805.23 | -2.47 |
| Percent age 0–19 | 26.06 | 6.71 | 0.00 | 70.67 | -4.03 |
| Percent age 20–24 | 6.94 | 2.78 | 0.00 | 48.48 | -0.01 |
| Percent age 25–44 | 27.12 | 6.93 | 0.00 | 100.00 | -3.96 |
| Percent age 45–64 | 25.71 | 6.34 | 0.00 | 100.00 | 2.98 |
| Retail Clutter/mile ² | 24.76 | 96.11 | 0.00 | 2,246.50 | 0.46 |
| Percent with less than high school degree | 21.47 | 15.44 | 0.00 | 93.22 | -0.27 |
| Percent with greater than Bachelor's Degree | 9.39 | 8.19 | 0.00 | 100.00 | 0.65 |
| Median household Income (\$10,000) | 6.74 | 2.86 | 0.00 | 24.23 | 0.02 |
| Overall hospitalization rate (per 100 people) | 22.22 | 228.78 | 0.00 | 14,800.00 | -12.44 |
| Percent African American | 4.66 | 8.23 | 0.00 | 88.01 | -1.24 |
| Percent Hispanic | 26.68 | 22.41 | 0.00 | 98.49 | 2.89 |
| Percent white | 55.29 | 25.33 | 0.00 | 100.00 | -12.71 |
| Unemployment (%) | 9.67 | 9.56 | 0.00 | 100.00 | 7.16 |
| Population Density (people/mile ²) | 3,319.39 | 5,477.06 | 0.01 | 56,482.36 | 101.37 |
| ZIP code instability | 0.60 | 3.27 | 0.00 | 59.42 | |
| Cannabis abuse/dependence hospitalizations | 21.71 | 31.87 | 0.00 | 441.00 | 29.63 |
| Marijuana Dispensary Densities (2012 only) | | | | | |
| Number of dispensaries | 0.97 | 2.64 | 0.00 | 40.00 | |
| Dispensaries/mile ² | 0.22 | 0.87 | 0.00 | 15.48 | |
| Spatially lagged dispensaries/mile ² | 0.22 | 0.55 | 0.00 | 5.58 | |

Table 2

Relative Rates (95% credible intervals) and Ln (Relative Rates), marijuana abuse and dependence hospitalizations, Bayesian Spatial Misalignment Models (n=20,219 ZIP codes)

| | Relative Rate (95% credible interval) | Ln (RR) |
|---|--|---------|
| Demographic Characteristics | | |
| Percent age 0–19 | 1.023 (1.019,1.028) ^a | 0.0225 |
| Percent age 20–24 | 0.981 (0.977,0.987) ^a | −0.0187 |
| Percent age 25–44 | 0.994 (0.992,0.997) ^a | −0.0057 |
| Percent age 45–64 | 1.030 (1.025,1.034) ^a | 0.0291 |
| Retail Clutter/mile ² (×100) | 1.074 (1.062,1.086) ^a | 0.0717 |
| Percent with less than high school degree | 1.001 (0.999,1.003) | 0.0014 |
| Percent with greater than Bachelor's Degree | 0.992 (0.989,0.994) ^a | −0.0084 |
| Median household Income (\$10,000) | 0.879 (0.872,0.885) ^a | −0.1285 |
| Overall hospitalization rate (per 100 people) | 1.066 (1.061,1.071) ^a | 0.0642 |
| Percent African American | 1.025 (1.023,1.026) ^a | 0.0243 |
| Percent Hispanic | 1.003 (1.002,1.004) ^a | 0.0032 |
| Percent white | 1.014 (1.013,1.015) ^a | 0.0142 |
| Unemployment (%) | 1.001 (0.999,1.003) | 0.0013 |
| Population Density (people/mile ²) (×100) | 0.897 (0.877,0.918) ^a | −0.1084 |
| Misalignment Effects | | |
| ZIP code instability | 1.004(1.001,1.008) | 0.0044 |
| Random Effects | | |
| | Median (95% Credible | |
| Spatial Random Effects (s.d. CAR process) | 0.575 (0.560, 0.588) | |
| ZIP code-Level Random Effects (s.d.) | 0.162 (0.144, 0.181) | |
| Proportion of error variance that is spatial | 0.926 (0.907, 0.943) | |

Iterations: 50,001–100,000

^a Indicates findings that are well-supported by the data as evidenced by credible intervals that exclude one for relative risks

Table 3

Relative Rates (95% credible intervals) and Ln (Relative Rates), marijuana abuse and dependence hospitalizations, 2012 cross-sectional analysis with marijuana dispensary density (n=1,702 ZIP codes)

| | Relative Rate (95% credible interval) | Ln(RR) |
|---|--|---------|
| <u>Marijuana Dispensary Density</u> | | |
| Dispensaries/mile ² | 1.068 (1.033,1.105) ^a | 0.0655 |
| Spatially lagged dispensaries/mile ² | 1.034 (0.949,1.123) | 0.0339 |
| <u>Demographic Characteristics</u> | | |
| Percent age 0–19 | 1.022 (1.010,1.033) ^a | 0.0221 |
| Percent age 20–24 | 1.028 (0.983,1.068) | 0.0272 |
| Percent age 25–44 | 0.991 (0.984,0.998) ^a | –0.0086 |
| Percent age 45–64 | 1.031 (1.023,1.039) ^a | 0.0307 |
| Retail Clutter/mile ² (×100) | 1.060 (1.019,1.101) ^a | 0.0583 |
| Percent with less than high school degree | 1.004 (1.000,1.009) ^a | 0.0044 |
| Percent with greater than Bachelor's Degree | 0.998 (0.992,1.005) | –0.0021 |
| Median household Income (\$10,000) | 0.863 (0.840,0.882) ^a | –0.1469 |
| Overall hospitalization rate (/100 people) | 1.806 (1.656,1.960) ^a | 0.0046 |
| Percent African American | 1.022 (1.018,1.027) ^a | 0.0218 |
| Percent Hispanic | 1.003 (0.999,1.006) | 0.0027 |
| Percent white | 1.013 (1.010,1.015) ^a | 0.0127 |
| Unemployment (%) | 0.988 (0.984,0.992) ^a | –0.0122 |
| Population Density (people/mile ²) (×100) | 0.862 (0.799,0.938) ^a | –0.0015 |
| <u>Random Effects</u> | | |
| | Median (95% Credible Interval) | |
| Spatial Random Effects (s.d. CAR process) | 0.543 (0.502, 0.580) | |
| ZIP code-Level Random Effects (s.d.) | 0.145 (0.072, 0.207) | |
| Proportion of error variance that is spatial | 0.933 (0.861, 0.984) | |

Iterations: 50,001–100,000

^aIndicates findings that are well-supported by the data as evidenced by credible intervals that exclude one for relative risks

STAFF RESPONSE

Good afternoon Mr. Tingskou,

Thank you for your inquiry and comments, which was forwarded to me for a response and will be included in the staff report for the application for 1420 Johnston Road.

As we just discussed on the phone, while I appreciate your comments, even though the initial approach to regulating cannabis stores in White Rock was based on a 'single store' concept, this was never presented as preventing future proponents from making an application requesting approval for the same use on their property, or preventing Council from reconsidering or changing bylaws that restrict the number of cannabis stores. Council cannot be so fettered in making decisions on future applications, and it is the right of property owners to make such applications.

Further, at the same night as the public hearing for the three individual cannabis store applications, including your own, there was also a public hearing for a zoning amendment bylaw that would enable up to three cannabis stores in the Town Centre via a Temporary Use Permit, which was later adopted by Council on the same night as your permit was issued, and is currently in the Zoning Bylaw. While your Temporary Use Permit is currently the only issued permit for this use in the Town Centre, I believe you are aware of this provision in the Zoning Bylaw which would enable two more cannabis stores, if approved by Council.

If you have any questions on the above, please let me know.

Sincerely,

CARL ISAAK, RPP, MCIP

Director, Planning and Development Services, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

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EMAIL FROM A LITTLE BUD (KATHLEEN WARE / RANDY TINGSKOU)

Sent: May 3, 2021 12:52 PM

Subject: Inquiry and potential objection by 'A Little Bud ', the sole TUP Cannabis Store under the City of White Rock's current 'One store Pilot Project' to the approval of the Application by Seed & Stone for a Temporary Use Permit at 15053 Marine Drive and Pub...

Good afternoon Honourable Mayor Walker,

I am sending this email on behalf of Randy Tingskou, owner and principal operator of A Little Bud situated at 1484 Johnston Road.

I am writing to you in my capacity as one of the local owners and the Principal Operator of "A Little Bud" Cannabis Store that operates, based on a 3 year (renewable term) Temporary Use Permit (TUP) under a City "Pilot Project "under the existing City By laws as the permitted and approved 'one single Cannabis Retail store' at 1484 Johnston Rd. in the City of White Rock since August 2020.

I wrote previously to you in early April 2021 about this issue because the City received an application for a TUP from Seed & Stone in October of 2020 to establish a Non-Medical Cannabis Retail Store at 15053 Marine Drive and at the time a Public Information Meeting for a second store at 1421 Johnston Road was to be held April 2021. I understand that the application at 15053 Marine Drive has proceeded through the City's regulator process to a 3rd and Final reading March 8th 2021, some 7 months after our opening.

I would like to know if it is proposed to allow these stores to commence operations by opening to the public on or before the expiry of our TUP in or about August 2022 as the sole permitted store under the existing bylaws and, it is respectfully submitted, contrary to those bylaws, and if so to protest the proposed operation/opening of the above additional Cannabis stores based on the representations , requests , promises and assurances made to us during the course of and after the approval of our application as the sole store under the three year pilot project and that we relied upon in putting together , modifying and finalizing our application and store to meet all City requirements for the full period of our permit .

Both before and throughout the application process it was clear that the city was proposing a 'limited and gradual approach' to the establishment of cannabis stores and applicants were encouraged to increase the overall store size and the amount of parking proposed to meet expected demand as the only store available, which we did, relying on those requests and assurances from the City and staff based on the fact that we would be the sole store for the 3 year TUP. We relied upon these statements and assurances in planning, leasing and financing our operation and believed our application would be prejudiced if we did not do so. We are now very concerned that the City might now be reneging on these promises and assurances by allowing not one but two further stores to open, despite the still recent Pilot Project and in the near future including one nearby.

We want to stress that we have no problem having competition once our promised 3-year TUP Pilot Project ends but we still object to the proximity of one of the proposed new stores based on issues of 'clustering' that has been raised in the past in relation to the establishment and location of such stores in one area, as per the previously attached Appendix that specifically addresses that issue.

Our current objection is not only that it is proposed to locate so close to our store as to offend the 'clustering' rule concerns but most importantly that it is prior to the expiry of the 3 year "Pilot Project" TUP involving our store as the single store taking into account the investments made in reliance upon the process outlined above.

Specifically, 'A Little Bud' was granted its TUP on February 10, 2020 having applied in July of 2019 and, once all other City requirements were met, was able to open its doors to the public in August of 2020. We understood that we would be the sole Pilot Project White Rock Cannabis Retail Store until either February when approved or August 2022 (approximately 3 years) when able to open and that the City staff would be evaluating us as the Pilot Project before possibly moving ahead with additional stores, if at all at some time in the future thereafter the 'limited and gradual approach'.

Prior to making our Application, we were aware of the various discussions that went on at City Council commencing in June of 2018 and, in particular, the motion of June 25th, 2018 where Council voted to accept 'Option 2' of the various options presented and that specified ***'a single store pilot project in the Town Center'*** and then further discussion in July of 2018 where it was recommended that the Zoning bylaw be amended to regulate ***'a single cannabis retail store pilot project'*** using a 'limited and gradual approach' to introducing cannabis retail into White Rock through the use of a TUP and a single store. We understood that in February of 2019 Council, despite the suggestion by staff of allowing more than one store, again voted to confirm only one temporary use permit Pilot Project application for White Rock and those amendments to the bylaw were approved on March 13th, 2019.

Subsequent to our application we held a Public Information meeting in September of 2019 and on December 2nd 2019 the three applications pending were presented by staff to Council and the minutes once again reflect the prior decision to use a Temporary Use Permit (TUP) with only one Cannabis store in the White Rock Town Centre in accordance with the current bylaw and taking a 'limited and gradual approach'. The applications were reviewed in January of 2020 including public hearings and then on February 10th, 2020 that sole permit was granted to 'A Little Bud'.

In summary, in making our application we relied significantly on the fact that the City of White Rock had indicated that it was planning to have only one store as a pilot project with a temporary use permit for up to three years. Both prior to our application and thereafter, we consulted with City staff and made modifications such as increasing the size of our location and the amount of parking etc. because we were told as the only store, we would need more space to service the White Rock public and more parking. In other words, we relied upon these representations and statements of Council and staff and took steps to accommodate their requests at some financial cost.

We now see that the City is currently entertaining multiple applications from another company to establish 2 more stores in White Rock despite the current By law and Pilot Project and understand that the application for one store was given third and final reading on March 8, 2021 is located at 15053 Marine Dr which is down by the water and that the Public Information Meeting that was held April 15, 2021 is for the application at 1420 Johnston Rd, 41 meters away from our store (PID to PID).

Consequently, we write to inquire as to whether or not the City not only proposes to enable these new stores to operate prior to the expiry of our TUP 'Single Store Pilot Project' despite its previous position, promises and assurances and also to enable one store to locate in very close proximity to our store leading to additional clustering concerns.

I instructed counsel to attend the public information meeting and my lawyers were specifically unable to speak or hear the participants. I felt that it was an unfair online proceeding as the supporters of these

two new stores were all able to participate but my lawyer could not speak or interact on the call or ask questions. I do not believe that the town hall process was done fairly.

May we please hear from you in this regard at your earliest opportunity,

Yours Truly,

Randy Tingskou

A Little Bud

--

Kathleen Ware
Administrative Manager
A Little Bud
www.alittlebud.ca



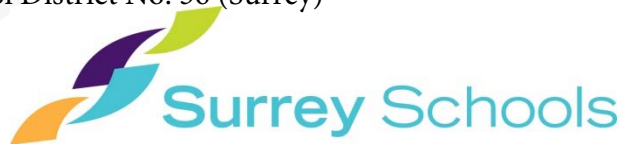
DEVELOPMENT PROPOSAL APPLICATION – COMMENT SHEET

The City of White Rock has received a development proposal application for the below-listed property. An information sheet, along with all applicable submission material, is attached in the relevant Project Folder on Tempest. Each department is requested to review the development proposal application request and provide written comment based on their department's responsibility. If no comments are received, it will be assumed that your department's interests are unaffected.

| | |
|-----------------------|--|
| PROJECT NAME | TEMP. USE PERMIT AND CANNABIS LICENSE REFERRAL |
| PROJECT NUMBER | PRJ-000333 (PROSPERO) |
| REFERENCE NO. | 21-006 |
| COMMENTS DUE | MARCH 12, 2021 |

| | |
|----------------------|--|
| PROPOSAL | TEMPORARY USE PERMIT AND CANNABIS LICENSE REFERRAL APPLICATION TO ENABLE A RETAIL (NON-MEDICAL) CANNABIS STORE WITHIN CRU 1421 JOHNSTON ROAD |
| CIVIC ADDRESS | 1421 JOHNSTON ROAD (MIRAMAR DEVELOPMENT, 15177 THRIFT AVE) |

| | |
|--|-----------------------|
| DEPARTMENT | WHITE ROCK RCMP |
| COMMENTS BY | STAFF SGT. KALE PAULS |
| COMMENTS: | |
| <p>The White Rock RCMP has no position on the addition of another cannabis store in White Rock.</p> <p>In relation to potential issues experienced at the other cannabis store in White Rock, A Little Bud located at 1484 Johnston Rd, there have been no reports to police that indicate that it is problematic. There have been no reports of customers consuming cannabis in the immediate area. Moreover, there have been no complaints regarding problematic vehicle or pedestrian traffic associated to the store.</p> <p>In relation to the other cannabis store near White Rock, Indigenous Bloom located at 15782 Marine Drive, there has been numerous formal and informal complaints to police regarding vehicle congestion and pedestrians crossing the street (not on the cross walk) to access the store. The popularity of this store and the use of parking across the street likely contributes to the congestion issue there.</p> <p>From January 1, 2020 to April 10, 2021 there have been 20 police files coded as Cannabis Control and Licensing Act. These complaints are not connected to cannabis stores, and are otherwise too low in number and circumstance to identify a specific issue or pattern. Overall, the two cannabis stores in and around White Rock have not been problematic from a calls for service point of view, aside from the road congestion on East Marine. Consideration should be for sufficient short-term parking for this frequent in and out business.</p> | |



09 March 2021

Attention: Greg Newman
Manager

City of White Rock
Planning Department
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Dear Greg,

RE: Temporary Use Permit and Cannabis License Referral No. 21-006 (LL)

Thank you for the opportunity to provide written comment on file 21-006 on the application for a **Temporary Use Permit** and a **Cannabis License Referral** for a proposed cannabis retail store at 1421 Johnston Road (being a commercial retail unit within the Miramar development at 15177 Thrift Avenue).

The subject property at 1421 Johnston Road is located within the White Rock Elementary catchment. The proposed store is located one block northwest from the school on the same road. The Surrey School District expresses general concern with any business selling cannabis-containing products (particularly in and around school hours) in close proximity to any of our schools.

Thank you for the opportunity to comment on this application and we trust that our concerns will be considered as part of this application.

Kind regards,

A handwritten signature in blue ink, appearing to read "K. Isford-Saxon".

Kelly Isford-Saxon
Manager, Demographics & Facilities Planning
School District No. 36 (Surrey)

LEADERSHIP IN LEARNING

THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 21-006

1. This Temporary Use Permit No. 21-006 is issued to BOSA PROPERTIES (WHITE ROCK) INC. as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: AIR SPACE PARCEL 1 SECTION 10 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT AIR SPACE PLAN EPP101478

Parcel Identifier: 031-207-219

Municipal Address: **1421 Johnston Road**

As indicated on Schedule A (hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 21-006 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended; and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the “White Rock Zoning Bylaw, 2012, No. 2000” as amended shall apply to the Lands covered by this Temporary Use Permit:

- a) Permitted Temporary Uses

- (i) *A cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
 - b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
 - c) The premises containing the *cannabis store* use must be no larger than 56 square metres;
 - d) Screening of the *cannabis store* shall be undertaken such that anyone passing by the business from outside the building cannot see any cannabis products, accessories, or promotional materials other than the identifying signage for the business.
 - e) The permittee must obtain a sign permit for any signage promoting the business. Signage visible from the municipal boulevard shall not include the word “cannabis”;
 - f) The *cannabis store* shall not be open to customers prior to 09:00 AM on any day and shall be closed no later than 11:00 PM;

- g) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
 - h) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
 - i) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019; and
 - j) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2021.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2021.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

[illegible]



SEED & STONE

Business Plan

CITY OF WHITE ROCK

Seed & Stone Business plan for the Mayor and The Council

Vikram Sachdeva

Founder & CEO

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Letter of Intent

Jan 15, 2021

The City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

The Honorable Mayor and Councilors,

Subject: Application for non-medical cannabis retail store

I, Vikram Sachdeva, on behalf of Seed & Stone, have entered an application to operate a non-medical cannabis retail store at **1421 Johnston Road, White Rock**. Seed & Stone has received support with the rezoning application and supporting documents from BOSA Properties, the developers of the new Miramar Village project

About Seed & Stone

Seed & Stone is an owner operated non-medical cannabis retail brand. Currently operating one store in Chilliwack and focused on expanding its retail network throughout British Columbia. Seed & Stone has successfully completed the "Fit & Proper" phase of multiple applications and recently received support of the Province and City of Victoria to operate a non-medical cannabis retail store in The Bay Center

Owner Vikram Sachdeva has over twenty years of experience in the retail space. He has served as a board member for Subway's Advertising Trust Fund for 2 consecutive terms, has a proven track record, successfully owning and operating 3 Subway franchise stores in Chilliwack, BC. He has also managed operations for BC Liquor store in lower mainland, BC, where he was leading the inventory management and customer success teams.

Location of proposed Seed & Stone Store

Seed & Stone is proposing to open a non-medical cannabis retail store at **1421 Johnston Road , White Rock**. **This location was chosen for numerous reasons including:**

- Is easily accessible with parking and on a public transit route
- The store is compliant with current policy framework recommended by the provincial and city government, including distance from schools
- As per Jan 13 council, This location has been zoned for cannabis and approved for up to three stores, with only one being operational at this time

The size of the proposed non-medical cannabis retail store is approximately 1040 square feet. We envision 80% of the space to be utilized for retail and remainder to be utilized for loading, office, storage, and administration.



Executive Summary

Seed & Stone is looking to expand their footprint in the British Columbia cannabis industry. The brand plans to operate an adult-use, non-medical cannabis retail store at 1421 Johnston Road, White Rock

This property is easily accessible with parking, and on a public transit route. The store is compliant with current policy framework recommended by the provincial and city government, including distance from schools, daycares and any facility catering to vulnerable peoples and frosted windows to prevent youth from viewing the contents of our location. The facility will solely operate as a retail cannabis store, there will be no cultivation, consumption or manufacturing taking place on or around any Seed & Stone location. Social responsibility posters, including the risks of cannabis in youth will be visible from all points of this location.

Seed & Stone takes the good neighbor agreement to heart and its focus is not just the store but the community surrounding the store. With that in mind, Seed and Stone will install carbon filters in any area storing cannabis to limit any potential odors, state of the art 24 hour security monitoring will keep the neighboring area safe and our recycling and graffiti removal programs will keep the area clean. Seed and Stone is fully prepared to operate 7 days a week from 9am – 11pm, this at the discretion of the community. Seed & Stone is a state-of-the-art cannabis retail brand, bringing a carefully curated collection of cannabis to our customers. We seek to redefine the cannabis retail experience by offering a unique and inviting take on cannabis education and retail. Its these core concepts that allows Seed & Stone to establish trust and a deeper connection to our communities and their values.

The Seed & Stone team has launched a successful location in Chilliwack BC and prior to joining Seed & Stone, their Operations Manager has opened 4 retail locations under a separate cannabis brand. Our retail experience does not stop there, CEO Vikram Sachdeva has been at the forefront of setting up a chain of Subway franchises and employs more than 30 community members. Our retail cannabis locations are being developed to incorporate state-of-the art technology combined with green practices that are innovative and futuristic. Compliance and the safety of our customers, employees and the community are key components of our operations. This includes offering a comprehensive plan incorporating the RCMP “Crime prevention through environmental design” program.

Seed & Stone recognizes its role as a responsible corporate citizen and neighbour within the community and agrees to work with City and its departments to resolve concerns on an on going and continuous basis. To summarize these efforts and others, Seed & Stone has assembled a business plan to outline key company objectives and missions that are critical to the core of our business.

Seed & Stone looks to have a positive impact on our customers by encouraging them to discover “The Journey Within”. Know more about us in Appendix 4.



Mission, Vision and Values

Mission Statement

To provide our customers with an exceptional cannabis retail experience that speaks to local sensibilities. Through our community engagement, Seed & Stone is committed to creating a safe and convenient place to interact with Cannabis products.

Vision

Seed & Stone is the foremost cannabis retail chain in Canada with a wide variety of products amongst all categories available for recreational purposes to consumers.

Values

Employees, Education, Customers and Products:

- Employees: Seed & Stone is focused on creating a conducive environment for its employees. We value their opinion and treat them with utmost respect
- Education: We invest in expanding knowledge of cannabis usage amongst employees and customers. Encourage our patrons by keeping them engaged in creative programs
- Customers: We take care of our customers. Focussed on creating a customer friendly store environment through which they can touch, smell, and feel the products
- Products: Offering legal and safe products sourced from Liquor and Cannabis Regulation Branch (LCRB) of Province

Company Objectives

Seed & Stone's key objectives are:

- To obtain approval from the City of White Rock to open a cannabis retail store
- To serve the growing demand for clean and safe cannabis in the White Rock community
- To become the preferred cannabis retail location among patrons and visitors within the City of White Rock
- To educate recreational cannabis users, allowing them to make informed decisions on their purchases
- To showcase our compliance with municipal, provincial, and federal government regulations
- Create a welcoming environment that caters to the recreational Cannabis user by providing exceptional customer service
- To create a professional brand image, to earn trust and respect within the communities we serve
- To keep cannabis away from the youth of White Rock, and adhere to all municipal and provincial laws and regulations



Curriculum Vitae

Management Team

Vikram Sachdeva | Founder & CEO

Vikram Sachdeva is an enthusiastic, thoughtful, and determined entrepreneur with 20+ years of experience in the retail space. At a young age Vikram took to the path of becoming a leader in the Quick Service industry. He has been at the forefront of setting up a chain of Subway franchises in the community of Chilliwack and employs more than 30 community members. He holds an Associate degree in Hospitality and Retail Management from Douglas College. His background and experience in working with the BC Liquor Distribution branch at the retail level for over 7 years, makes him an ideal candidate to help the Legal cannabis market in BC grow responsibly. Vikram is a family man with an 11-year old son and understands the responsibility of regulating and distributing cannabis under the current regulations and help the communities understand the cannabis retail market. This is evident in how his brand Seed & Stone operates in Chilliwack

Christoph Grzywacz | VP of Corporate Development

Chris is a highly experienced professional who possesses the required level of management know-how to inspire, lead, develop and motivate staff. A result-driven, hardworking, self-motivated individual who has the right qualifications along with 15 years of work experience in project management, working to the highest standards. He holds an associate degree in Hospitality and Retail Management from Douglas College and a BBA in Business in Entrepreneurial Leadership from Kwantlen Polytechnic University. Chris has owned and operated a Lotto Ticket center for the highly regulated BC Lottery Corporation for over 18



years. He understands regulations, standards and strives to help guide the Seed & Stone brand in the right direction

Samir Chaudhary | Head of Procurement

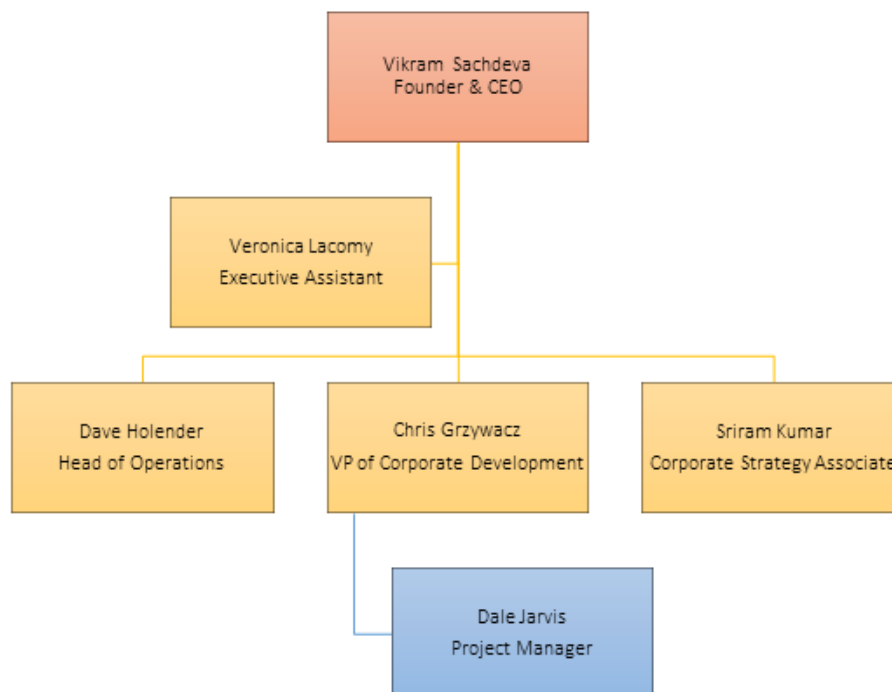
Samir is an international businessman with over 25 years of experience running a successful business in the automobile industry. As the leader of his organization, Samir was responsible for over 300 employees. Here, team building, technology up-gradation, production, procurement at the right price to be competitive in the market was his forte. At Seed & Stone he is responsible of branded accessories procurement from Canada, India, China, and the US.

David Holender | Area Manager

David is friendly and technical savvy graphic designer, office, and cannabis expert with over a decade experience from coast to coast of Canada. He has successfully opened multiple retail stores for other cannabis brands in British Columbia.

Organization Structure

Seed & Stone is currently operating with a strength of seventeen employees, of which four are in corporate management and others in store operations. Highlighted below the current organization structure –



Proposed timeframe for commencing retail sales of Cannabis

Upon issuance of any and all permits, Seed and stone estimates a maximum of 90 days to finalize all licensing requirements, hire and train staff, complete renovations, purchase and stock store with cannabis and accessories plus integrate a compliant POS(Point of Sale) system

Compliance with Government regulations

Aesthetics

Seed & Stone focusses on maintaining the decorum and avoids having detrimental effect on the area. The goal is to make the site look like any other retail store and to ensure that the planned site does not draw any unintended attention. No signs may include any logos or information defining, advertisement, or listing services or products.

Sidewalk Safekeeping

Through the retail store team, Seed & Stone will maintain the sidewalk for cleanliness and limit any loitering. The security staff will have a highly visible presence and only allow adults aged 19 and older to enter and browse premises. This team will also be alert about any suspicious behavior outside the premises and intoxicated patrons. A neighborhood cleaning program will be implemented throughout the working day with regular checks.

Noise Management

Seed & Stone will aim to minimize any noise emissions from the premises and its immediate vicinity. Seed & Stone shall apply strict rules to maintain low noise emission for employees, customers and visitors who enter and leave our building.

Odor Management

A carbon filter will be added to all rooms in our store that contain cannabis products. These filters are highly successful in eliminating the odor caused by the permeation of our cannabis products. The filters have a strong ventilator, which pushes the air from the room and pushes it through the odor eliminator and brings cleaner air back into the room.

Environmental Plan

Seed & Stone is environmentally friendly, from energy consumption, water usage and waste generation, Seed & stone shall consult and retain an Environmental or Architectural Engineer. To optimize energy consumption, Seed & Stone will implement the following measures –

- Usage of LED / fluorescent lighting in every part of the store
- Use of low energy consumption HVAC products
- Seed & Stone will instruct, train, and educate its staff to adhere to water conservation measures
- Use of paper, plastic and other containers made using recycled materials, where appropriate
- Employees will be trained in recycling programs by local waste and recycling providers



- Recycling bins will be placed at the locations entrance and any cannabis will be disposed as per regulations including:
 - Date of disposal
 - Type of cannabis disposed
 - Amount of cannabis disposed

Good Neighborhood Agreement

Seed & Stone implements forward thinking practices and focuses on its impact on neighboring businesses. For this reason, we fully support a neighborhood agreement.

Seed & Stone will augment the value and integrity of the neighborhood through our welcoming yet elegant branding. Local business will see an increase in traffic with Seed & Stone driving new customers to the community.

In addition,

- Seed & Stone will be following all bylaws laid out by city council and governing bodies regarding non-medical cannabis retail.
- Seed & Stone are committed to improving the quality of life for residents and visitors. To do this, we have
 - Implemented a garbage and recycling program to keep the community clean
 - Bright and efficient lighting will be placed around the location to discourage theft
 - Cover any unwanted graffiti and replace with commissioned mural from community
- Seed & Stone recognizes its role as a responsible corporate citizen and neighbor within the community and agrees to work with City and its departments to resolve concerns on an on going and continuous basis

Seed & Stone promotes the following being included in a good neighborhood agreement:

- The company has no tolerance for criminal activities within or adjacent the store premises at any time of the day
- Entry of minors, i.e., below 19 years of age is prohibited in the store. They would not be allowed to stay within the premises even if accompanied by adults
- All potential employees must first complete a police information, as per the cannabis control and licensing act
- Promptly bring to the attention of the RCMP any criminal charges brought against the license holder or any employees of the licensed business
- Prohibit banners, flags, string lighting, or similar advertisement methods and display on the exterior of the store premises at any time
- Notify the business contractor of the city about any change in contract information for any responsible persons
- Prohibit the consumption of alcohol and cannabis products within and near the store premises
- Restrict smoking/ vaping of products within or near the store premises
- Discourage the use of cannabis products immediately after the purchase of product, or outside the immediate premises.
- Minimize the impact to pedestrians and the neighborhood, and to comply with the provincial health act, WorkSafeBC, and city bylaws regarding consumption of cannabis



- To ensure that all persons working in the store are at least 19 years old and have a valid Selling It Right license
- To make sure that all employees and staff members have read the provincial worker qualification guidebook and understand the intent of the work qualification regulation
- Actively participate in community activities initiated by the city or RCMP to monitor and coordinate non-medical cannabis retail activities within the community
- Designate a staff member to inspect the outside of the premises daily to ensure there is no garbage, litter, or any other general objects associated with the business disturbing the surroundings of the premises

Proposed Education Initiatives

Seed and stone places emphasis on education, not just for its employees but for the surrounding community. All employees must complete their selling it right training along with receiving their cannabis workers clearance, but seed and stone does not stop there. Seed and Stone promotes and encourages the use of Canada's "Lower-Risk Cannabis Use Guidelines", an evidence-based tool used to guide choices and improve the health of Canadian cannabis users. (referenced in Appendix 1)

Seed and stone have partnered with Leafly to provide up to date training for all employees. This training includes but is not limited to, identifying, and refusing service to minors and dealing with intoxicated patrons.



Seed and stone will plan and present community events to inform and educate the on safe cannabis use, the negative effects of cannabis in youth as well as understanding THC, CBD, and other cannabinoids along with different consumption options. These events will be available to all community members through our seed and stone newsletter, webpage, and social media. Throughout COVID, Seed and Stone plans to use remote technology such as "Zoom" to reach the community.

In store signage will be prominent and cover the dangers of intoxicated driving and consuming cannabis while pregnant.

Community

Education is the backbone of our value system. With not much awareness around usage of non-medical cannabis products, the corporate development team is focussed on engaging patrons and retail associates in training programs to expand their knowledge on products, Terpenes, endocannabinoids plus THC and CBD ratios. The firm is also dedicated in uplifting internal well being by conducting monthly yoga classes conducted by professional instructors open for locals of the city.

Employees

Seed & Stone invests in the professional development and education of its personnel to uphold a standard of excellence and provide customers a comprehensive product knowledge when selecting their cannabis products. We will require all employees to participate in the assigned education and training programs. Any employees that fail to pass the education and testing requirements may experience disciplinary action and/or termination.

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations including background checks, as well as new-hire training and continuing education protocol

Operation Details

Seed & Stone is proud to offer the community a warm, clean, inviting yet professional storefront with the intent of creating a safe and comfortable alternative to purchasing non-medical cannabis from the legacy.

Our location will have frosted windows to align with federal and provincial laws requiring that cannabis not be visible from outside the store. Seed & Stone is willing to work with the City of White Rock to ensure that the aesthetics of the store exterior suits the design character of the surrounding community.

Seed & Stone will employ up to 12 staff members, including a Store Manager and at least one Assistant Store Manager. At no time will a staff member be required to work alone. Seed & Stone will offer a living wage and all employees will be found through our community hiring fair. Our focus is to bring in upstanding members of the White Rock community to join our team. Seed and stone will offer competitive benefits to all employees immediately following a 90-day probation period.

Seed and Stone is currently operating 7 days a week from 9am – 11pm. We understand the importance of hours being consistent with the White Rock community and we will consult with local government before finalizing any hours.

Location

Current Location

Address: 8050 Lickman Road #103, Chilliwack, BC V2R 0Y3

Retail location summary –

- The location is 500 meters away from Highway no. 1
- The store is in an industrial area which is away from schools and parks of the city
- Abiding by regulations, the location is away from the outreach of youth in the locality. Accessibility to youth is low.

Store View –





Store Design

The store layout is created to provide an inviting, clean, and professional environment for our customers. Structured in a way to provide a seamless retail and educational experience allowing Seed & Stone to help reduce the stigma surrounding the use of cannabis.

Transactions are smooth and seamless as all products are displayed on a wall to ceiling product display, right behind the POS station.

With a knowledgeable staff and a passionate licensee, we have created a modern-day retail experience that allows every potential customer to become educated about recreational cannabis.



Proposed Location

Address: 1421 Johnston Road. Proposed store location summary –

This application is located an acceptable distance from childcare facilities and any business catering to at risk and vulnerable peoples. Seed & Stone will also provide coverage for all windows to prevent minors from viewing any cannabis products or accessories. There will be no Cannabis or marijuana icons/photos/emblems on all exterior signage.

Community Engagement

Safeguarding the community is a priority for Seed & Stone. The corporate team has been reaching out to residents and businesses to assess acceptance of non-medical cannabis in the community. Keeping in mind the various risks involved with teenagers and young adults, we have been taking certain measures to create a safe cannabis retail experience. The activities incorporated in store operations for community engagement are mentioned below.

Social Well Being

According to statistics, approximately 17% (675,000 people) of British Columbians accepted the use of cannabis before legalization, of which 23% fell under the age group of 15 to 24. Keeping cannabis away from the outreach of youth, i.e., below 19 years of age, it is vital to have at least 1 legal non-medical cannabis store in each district of BC.

Economic Growth

According to our primary and secondary research campaigns, having a non-medical cannabis retail store in local business marketplace helps boost the local economy in many ways. With greater foot traffic in the area, the neighborhood businesses are positively impacted with greater outreach and eyeballs to their brands. We are also focussed on hiring local talent for retail store associates and believe in paying higher wages than minimum wage offered by the provincial government. With growth in number of retail stores for Seed & Stone, opportunities at retail store operations are rising simultaneously.

Community Safety & Security

Following the mandate outlined by the British Columbia government, our retail network is equipped with high-end technology equipment which helps in reduction of potential crime in the locality. Some measures we have taken to maintain a safe, secure environment:

- 24x7 surveillance within and without the stores, security alarm system, a permanent security personnel safeguarding the store and ample artificial lighting outside the store premises.

Corporate Social Responsibility Activities

Aimed towards contributing to societal goals and volunteering to partner with nongovernment organizations for causes which impact the society. Seed & Stone has partnered with MADD (Mothers against Drunk Driving) to empower their activities of supporting victims to road crimes or tragedies



through monetary and volunteer support. The corporate management team also has a proven track record of supporting local communities engaged in sports activities and city councils engaged in development of the district through annual economic support. On top of this, Seed and Stone pledges to donate up to \$10,000 or 1% of annual sales to causes linked with development strategies of **White Rock**.

Refer Appendix 2 for an elaborate community engagement plan

Hiring and remuneration policies

Seed & Stone is committed to the recruitment of only qualified applicants. At the same time, preference will be given to applicants who are based out of the City of White Rock. We will do this recruitment through local job fairs and other recruitment activities. Our employees will be paid a wage which is significantly higher than the minimum wage. Before starting their new job, they will have a criminal record check successfully carried out.

Local hiring preferences

The minimum wage set by the government of British Columbia is \$14.60 (as of June 1, 2020). All Seed & Stone employees will be paid a living wage which is more than British Columbia's minimum wage with an average hourly rate starting at \$17.84

Here is a summary of the minimum salaries paid to Seed & Stone's retail store employees:

| Designation | Seed & Stone wage | BC minimum wage | Variance |
|-------------------------|-------------------|-----------------|----------|
| Retail Store Associates | \$16.50 | \$14.60 | +13% |
| Security | \$16.00 | \$14.60 | +9.6% |
| Store Manager | \$21.00 | \$14.60 | +43.8% |
| Average | \$17.84 | \$14.60 | +22.2% |

Seed & Stone will also conduct annual employee assessments where pay raises will be given based on their annual performance

Diversity Plan

Seed & Stone is fully committed to be an equal opportunity employer and is opposed to all forms of unlawful and unfair discrimination.

Anti-harassment policy

Every employee has the right to a work environment that provides respect for the individual and is free from personal or sexual harassment. Seed & Stone will take reasonable steps to provide such an environment where if an individual behaves in a manner not in accordance with this policy will be reprimanded as appropriate. Harassment is a form of discrimination and is therefore contrary to employment and/or human rights legislation.

Employee well-being

Employee Manual and Handbook

A comprehensive handbook has been created to provide information and guidance to employees. The manual addresses:



- Seed & Stone's Philosophy
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy
- Safety/Security policies and guidelines
- Drug and Alcohol policy
- Anti-Discrimination Policy
- Anti-Harassment Policy

Personnel Training

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations including background checks, as well as new-hire training and continuing education protocol

Personnel Background Screening

We will perform background checks on all employees, volunteers, principals, directors, and board members. We will also perform background checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the background check process will be provided to the individuals concerned. To ensure transparency, the entire background checking process will be conducted by a third-party

- Seed & Stone will ask applicants to submit a piece of ID to obtain their age
- A criminal background check will be run and any applicant not meeting the criteria will be immediately disqualified for the position

Personnel Records

We will maintain personnel records for each employee, agent, or volunteer that includes:

- Employee application
- Documentation of all required training
- A signed statement from the individual indicating the date, time, and place that he or she received training and the topics discussed, including the name and title of the presenters, and
- Record of any disciplinary action taken against an employee at any time during employment.
- These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us

Security Measures

Workforce Security

Security for Seed & Stone is about securing each of our retail locations and having emergency response protocols in place to ensure safe routine operations. Consistent, effective policies and procedures for organizational protection significantly reduces the possibility of emergencies.

Store Premises Security

We will have a state-of-the-art security system with over 12 HD remote monitoring cameras which are backed up remotely and kept for up to 6 months. Over 10 motion sensors, protected walls, steel vault for inventory, 24/7 monitoring and alarm system with 30 days of recording capability of DVR. is also in place. We will adhere by any requirements of the City of White Rock to ensure security is a top priority.



Fire and Safety plan

Seed & Stone will partner with a fire extinguisher sales and service company to evaluate our retail location and surroundings to assist us in crafting a comprehensive plan. We fully understand the importance of fire safety for operations. Seed & Stone will do its best to learn from other examples to prevent problems from occurring with our retail store. Below is a summary of preventive safety measure Seed & Stone is planning to put in our retail store:

- Customer service area
 - Promulgation of strict no-smoking policy and other fire prevention rules to all members
 - Clearly marked and illuminated exits and evacuation routes
 - A store employee trained and routinely drilled in the proper procedures to evacuate members
- Fire Suppression
 - Seed & Stone will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and danger, and they conserve the resources of the fire department by reducing the number of incidents that require a response by firefighters. These mitigation techniques include the following:
 - Fire Alarms
 - Sprinklers
 - Extinguishers
 - Monitoring Services
 - Fire Evacuation Plan
- Standard of procedures
 - Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Seed & Stone will develop a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. In our Fire and Safety Plan we will provide a sample of these safety procedure forms and checklists:
 - Fire Risk Survey
 - General Fire Prevention Checklist
 - Exits Checklist
 - Flammable and Combustible Material Checklist
- First Aid and Safety
 - A first aid kit will be provided to employees and customers in case of an emergency.

Insurance

A commercial insurance will be arranged after the license for operations is approved by the city. The current store at Chilliwack is insured with CANSURE insurance with general liability at \$5,00,000. A similar insurance policy will be implemented at the proposed store.

Refer Appendix 3 for Insurance document for our current location at Chilliwack, BC.



Canada’s Lower-Risk Cannabis Use Guidelines (LRCUG)



CANADIAN RESEARCH
INITIATIVE IN
SUBSTANCE MISUSE

INITIATIVE CANADIENNE
DE RECHERCHE
EN ABUS DE SUBSTANCE



[Evidence Brief]

An evidence-based tool to guide choices and improve the health of Canadians who use cannabis

Reference

Fischer, B., Russell, C., Sabioni, P., van den Brink, W., Le Foll, B., Hall, W., Rehm, J. & Room, R. (2017). Lower-Risk Cannabis Use Guidelines (LRCUG): An evidence-based update. *American Journal of Public Health*, 107(8). DOI: 10.2105/AJPH.2017.303818.

Endorsements

The LRCUG have been endorsed by the following organizations:



Council of Chief Medical Officers of Health (in principle)

Acknowledgment

The Lower-Risk Cannabis Use Guidelines (LRCUG) are an evidence-based intervention initiative by the Canadian Research Initiative in Substance Misuse (CRISM), funded by the Canadian Institutes of Health Research (CIHR).

A briefer version of the LRCUG, mainly aimed at people who use cannabis, is available at camh.ca.

Cannabis use and health

Cannabis use is common, especially among adolescents and young adults. There are well-documented risks from cannabis use to both immediate and long-term health. The main risks include cognitive, psychomotor and memory impairments; hallucinations and impaired perception; impaired driving and injuries (including fatalities); mental health problems (including psychosis); dependence; pulmonary/bronchial problems; and reproductive problems.

Why Lower-Risk Cannabis Use Guidelines?

Cannabis has been illegal for decades, but Canada is moving toward legalizing and regulating use and supply. The main goals of this policy are to protect public health and public safety. Towards that end, education, prevention and guidance on cannabis use and health are key elements for reducing cannabis use–related harms and problems in the population. Extensive data show that cannabis use has inherent health risks, but users can make choices as to how and what they use to modify their own risks. The main objective of Canada’s Lower-Risk Cannabis Use Guidelines (LRCUG) is to provide science-based recommendations to enable people to reduce their health risks associated with cannabis use, similar to the intent of health-oriented guidelines for low-risk drinking, nutrition or sexual behavior.

How were the LRCUG developed?

The scientific version of the Lower-Risk Cannabis Use Guidelines was published in the *American Journal of Public Health* in 2017 (see “Reference” on back), where all data and sources can be found. The original LRCUG had been tabled in 2011; the current version has been updated by an international team of addiction and health experts.

Who are the LRCUG for?

- The LRCUG are a health education and prevention tool for:
- anyone who is considering using cannabis or has made the choice to use, as well as their family, friends and peers.
 - any professional, organization or government aiming to improve the health of Canadians who use cannabis through evidence-based information and education.

FAST FACTS

- Canada has among the highest cannabis use rates in the world.
- Fatal and non-fatal injuries from motor-vehicle accidents, as well as dependence and other mental health problems, are the most common cannabis-related harms negatively impacting public health.
- About 1 in 5 people seeking substance use treatment have cannabis-related problems.

The LRCUG recommendations

The following section presents context and evidence summaries, as well as the LRCUG’s 10 recommendations for people who use cannabis. Note that these recommendations are mainly aimed at non-medical cannabis use.

Abstinence

As with any risky behaviour, the safest way to reduce risks is to avoid the behaviour altogether. The same is true for cannabis use.

- **Recommendation 1**
The most effective way to avoid any risks of cannabis use is to abstain from use. Those who decide to use need to recognize that they incur risks of a variety of – acute and/or long-term – adverse health and social outcomes. These risks will vary in their likelihood and severity with user characteristics, use patterns and product qualities, and so may not be the same from user to user or use episode to another.

Age of initial use

Studies show that initiating cannabis at a young age—primarily before age 16—increases the risks for a variety of adverse health outcomes. For example, users who start young are more likely to develop related mental health and education problems, or to experience injuries or other substance use problems. A contributing factor may be the impact of cannabis use on brain development, which is not completed until the mid-20s. The younger a person is when starting cannabis use, the greater the likelihood of developing health problems that are also more severe. Therefore, deferring cannabis use at least until after adolescence is advised.

- **Recommendation 2**
Early initiation of cannabis use (i.e., most clearly that which begins before age 16) is associated with multiple subsequent adverse health and social effects in young adult life. These effects are particularly pronounced in early-onset users who also engage in intensive/frequent use. This may be in part because frequent cannabis use affects the developing brain. Prevention messages should emphasize that, the later cannabis use is initiated, the lower the risks will be for adverse effects on the user’s general health and welfare throughout later life.

Choice of cannabis products

Cannabis products vary greatly in cannabis’ main psychoactive ingredient, tetrahydrocannabinol (THC). Higher THC potency is strongly related to increased acute and long-term problems, such as mental health problems, dependence or injuries. In particular, cannabis extract or concentrate products contain extremely high THC levels. Yet evidence suggests that other cannabinoid components, including cannabidiol (CBD), attenuate some of THC’s effects. Using cannabis products with high CBD:THC ratios typically carries less severe health risks. Synthetic cannabinoids (e.g., K2, Spice) are a relatively new class of products. Synthetics generally have more severe psychoactive impacts and health risks, including cases of death.

- **Recommendation 3**
High THC-content products are generally associated with higher risks for various (acute and chronic) mental and behavioural problem outcomes. Users should know the nature and composition of the cannabis products that they use, and ideally use cannabis products with low THC content. Given the evidence of CBD’s attenuating effects on some THC-related outcomes, it is advisable to use cannabis containing high CBD:THC ratios.
- **Recommendation 4**
Recent reviews on synthetic cannabinoids indicate markedly more acute and severe adverse health effects from the use of these products (including instances of death). The use of these products should be avoided.

Cannabis use methods and practices

Many alternative methods for consuming cannabis now exist. Evidence suggests that smoking combusted cannabis, especially combined with tobacco, results in various pulmonary-bronchial problems, possibly including lung cancer. In fact, smoking is likely the most hazardous method of cannabis use. The risks are exacerbated by practices such as deep inhalation. Alternative inhalation methods include vaporizers and e-cigarette devices. While these reduce key risks to health, they are not entirely risk-free alternatives. However, rigorous studies on health outcomes are largely lacking. Ingested or “edible” cannabis products bypass inhalation-related risks but delay the onset of psychoactive effects and may lead to use of higher doses. If accompanied by adequate cannabis product labeling and warnings, edibles may offer the safest method of cannabis use.

- **Recommendation 5**
Regular inhalation of combusted cannabis adversely affects respiratory health outcomes. While alternative delivery methods come with their own risks, it is generally preferable to avoid routes of administration that involve smoking

combusted cannabis material, e.g., by using vaporizers or edibles. Use of edibles eliminates respiratory risks, but the delayed onset of psychoactive effect may result in the use of larger than intended doses and subsequently increased (mainly acute, e.g., from impairment) adverse effects.

- **Recommendation 6**
Users should avoid practices such as “deep-inhalation,” breath-holding, or the Valsalva maneuver to increase psychoactive ingredient absorption when smoking cannabis, as these practices disproportionately increase the intake of toxic material into the pulmonary system.

Frequency and intensity of use

Frequent or intensive patterns of use increase the likelihood of developing multiple health problems, including changes in brain development or functioning (especially at a younger age), mental health problems, cannabis dependence, impaired driving and related injuries, educational outcomes and suicidality. Overall, based on scientific evidence, frequency and intensity are among the strongest and most consistent predictors of severe and/or long-term cannabis-related health problems.

- **Recommendation 7**
Frequent or intensive (e.g., daily or near-daily) cannabis use is strongly associated with higher risks of experiencing adverse health and social outcomes related to cannabis use. Users should be aware and vigilant to keep their own cannabis use—and that of friends, peers or fellow users—occasional (e.g., use only on one day/week, weekend use only, etc.) at most.

Cannabis use and driving

Cannabis impairs cognition, attention, reaction and psychomotor control—all of which are critical skills for driving or operating machinery. Numerous studies have shown that the risk of accident involvement and driving-related injuries, both non-fatal and fatal, is two to three times higher among cannabis-impaired compared with non-impaired drivers. Acute impairments set in shortly after use and persist for up to about 6 hours, but they vary depending on the individual’s characteristics and constitution, as well as on the potency and type of cannabis used. There is no evidence for safe levels of cannabis use for driving. Irrespective of legal stipulations, users should refrain from driving during the period of acute psychoactive effects from cannabis. The risk of an accident is even higher when cannabis and alcohol are used together, since these drugs result in multiplicative impairment effects.

- **Recommendation 8**
Driving while impaired from cannabis is associated with an increased risk of involvement in motor-vehicle accidents. It is recommended that users categorically refrain from driving (or operating other machinery or mobility devices) for at least 6 hours after using cannabis. This wait time may need to be longer, depending on the user and the properties of the specific cannabis product used. Besides these behavioural recommendations, users are bound by locally applicable legal limits concerning cannabis impairment and driving. The use of both cannabis and alcohol results in multiply increased impairment and risks for driving, and categorically should be avoided.

Special-risk populations

Studies have identified subgroups of people who have higher or distinct risks for cannabis-related health problems. For example, a substantial proportion of cannabis-related psychosis, and possibly other mental health problems (especially cannabis use disorders), occurs among users who have their own or a family history of such problems. Furthermore, cannabis use during pregnancy increases the risk of adverse maternal and neonatal health outcomes, including low birthweight and growth reduction. These high-risk groups are advised to abstain from cannabis use altogether.

- **Recommendation 9**
There are some populations at probable higher risk for cannabis-related adverse effects who should refrain from using cannabis. These include: individuals with predisposition for, or a first-degree family history of, psychosis and substance use disorders, as well as pregnant women (primarily to avoid adverse effects on the fetus or newborn). These recommendations, in part, are based on precautionary principles.

Combining risks or risk behaviours

Combining any of the higher-risk behaviours described above is likely to further increase and amplify the risks of adverse health outcomes from cannabis use.

- **Recommendation 10**
While data are sparse, it is likely that the combination of some of the risk behaviours listed above will magnify the risk of adverse outcomes from cannabis use. For example, early-onset use involving frequent use of high-potency cannabis is likely to disproportionately increase the risks of experiencing acute and/or chronic problems. Preventing these combined high-risk patterns of use should be avoided by the user and a policy focus.

GET CANNABIS CLARITY

19+

SEED & STONE &

1421 Johnston Road, White Rock



Vikram Sachdeva
Founder & CEO

Ph: 778-895-7192
E: VikramS@seedandstone.com

Christoph Grzywacz
VP of Corporate Development

Ph: 604-779-8918
E: ChrisG@seedandstone.com



A licensed cannabis brand, focused on providing an exceptional retail experience.

We require your support in creating a safe and convenient community in White Rock

Seed & Stone will create a storefront that is appealing and compatible with the city's architecture. To achieve this, Seed & Stone will get in touch with White Rock's council members and discuss various storefront ideas to align with city's vision.



WE ARE HERE FOR YOU

Seed and Stone is committed to the social and economic development of its community



Committed to be a good neighbour



Corporate sponsorships and events

- We commit to donate \$10,000 from our annual net profits to the Parks and Recreational Department of White Rock to support family-friendly programs organized by the city
- Free meditation and yoga classes on 4th Sunday of each month by professional instructors for our patrons
- Partners with Mothers Against Drunk Driving (MADD) and law enforcement to create awareness on safety and security related to cannabis
- Clean White Rock Campaign: Seed and Stone is committed to keeping the environment clean and tidy. We'll be organizing a clean up drive once a month and offering cannabis recycling solutions at our store





YOUR BENEFITS MATTER THE MOST

Cannabis in your community :

- With LCRB being the sole distributor, all products are licensed and safe for consumption
- An increase in foot traffic will help growth of other businesses in the community
- Abiding by the law, we double check identification and prohibit sales of cannabis products to minors
- We believe in fair pay; our basic wage is higher than minimum wage of the province

**Your Safety and Security is of utmost importance to us.
Share in our dreams by scanning the appended QR code
and signing the petition.**



- 1. Open the camera app on your phone and scan the code**
- 2. Sign the petition for Cannabis in White Rock**

Visit our website for further details: <https://seedandstone.com/>



SEED & STONE



Experience Seed & Stone at Chilliwack –
8050 Lickman Rd #103, Chilliwack, BC V2R 0Y3



Community engagement petition for—

1421 Johnston Road, White Rock

By signing this petition, you declare that you are 19 years and older date 1 Sep 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

| S. No. | Name | Address | Consent (Yes/ No) | Signature |
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CERTIFICATE OF INSURANCE

This is to certify to: Lickman Road Development Ltd.
8050 Lickman Road, Chilliwack, BC, V2R 3Z9

that policies of insurance as herein described have been issued to the Insured named below and are in force at this date.

NAMED INSURED: 1186354 B.C. Ltd D/B/A
Seed And Stone

MAILING ADDRESS: #57-14952 58 Ave, Chilliwack, BC, V3S 9J2

OPERATIONS / LOCATION TO WHICH THIS CERTIFICATE APPLIES:
Location Address: #103 - 8050 Lickman Road, Chilliwack BC V2R 3Z9
Liability is Restricted to Premises

| COVERAGE | POLICY NO. | LIMITS OF LIABILITY |
|---|------------|-------------------------------|
| Commercial General Liability (CGL) - Including: | WIP1273206 | \$2,000,000 per occurrence |
| 3rd Party Bodily Injury/Property Damage/Personal Injury | | \$5,000,000 general aggregate |
| Products & Completed Operations | | \$2,000,000 aggregate |
| Tenants Legal Liability | | \$500,000 |
| Deductible: \$2,500 | | |
| Non-Owned Automobile Liability (NOA) | WIP1273206 | \$2,000,000 |

INSURER(S):

Northbridge General Insurance Corporation (10%) & SGI 100% CGL, NOA
CANADA Insurance Services Ltd.(20%) & Non-Marine
Underwriters At Lloyd's - Agreement#B1306C501421800 (30%) &
Temple Insurance Company (40%)

EFFECTIVE DATE: 11Dec2019 EXPIRY DATE: 11Dec2020

SPECIAL CONDITIONS & CLAUSES

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder other than those provided by these policies. The certificate does not amend, extend or alter the coverage afforded by these policies.

It is hereby understood and agreed that Lickman Road Development Ltd. is added as an Additional Insured but only insofar as the legal liability arises out of the operations of the Named Insured.

Should any of the above policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 30 days written notice to the additional insured named on this certificate, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

The insurance afforded is subject to the terms, conditions and exclusions of the applicable policy.

E&OE

DATE: 11Dec2019


Authorized Representative

THIS POLICY(S) CONTAINS A CLAUSE OR CLAUSES WHICH MAY LIMIT THE AMOUNT PAYABLE





CANNABIS RETAIL

*the
journey
within'*

Seed & Stone is **redefining the cannabis retail experience**, by offering a **unique and personalized** take on wellness. In the new world of legalized cannabis, their vision is to establish trust and a deeper connection with their customers, community, and what matters to them.

Creating **meaningful experiences** that impact and help guide consumers on their individualized journey.

CORPORATE PROFILE

Seed & Stone is a recreational cannabis retailer.

Currently operating in Chilliwack, BC. Seed & Stone is looking to expand their brand to multiple retail stores by the end of 2020.

MISSION STATEMENT

Committed to bringing quality products and education to our communities.

VISION

Creating beautiful spaces with an exceptional customer experience, through product knowledge, innovation and expertise on everything cannabis

VALUES

Employees, Education, Customers and Products

PROCESS & BRAND

Seed & Stone operates one flagship store in Chilliwack, BC.

With an increase in sales by 30% month over month.

With plans to expand their retail locations exponentially, they have two applications under review with the council in Township of Langley and two upcoming stores in collaboration with the Songhees First Nations in Victoria.

The brand is targeting to have at least 1 store in the City of Burnaby, City of Delta, and City of Vancouver by the end of 2020.

The corporate governance team is leading the process of finding suitable locations and building the corporate structure. The operations team is spearheading activities related to store management, inventory expansion and building the pipeline of talented individuals to join salesforce for upcoming stores.

Founder and CEO Vikram Sachdev brings decades of experience running successful retail with his team of industry experts in real estate, branding and marketing. They are excited for the growth opportunity of Seed & Stone.



Keeping people safe at Seed & Stone during

COVID-19



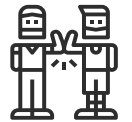
wearing gloves, washing hands regularly and using hand sanitizer



increased cleaning of work surfaces including payment keypads and limited store capacity



Support systems in place to help anyone who becomes affected by the virus



Removed smell jars, installed safety screens at the till, applied strips on the floor with advisory notice across the store

HIGHLIGHTS



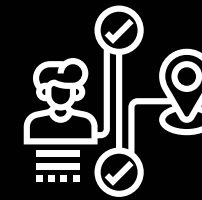
The Retail Space

We have re-imagined the typical retail environment of a cannabis store with an open space concept and a cannabis bar



Extensive Product Portfolio

Offering a variety of products under six categories – Dried Cannabis, Inhalable Extracts, Edibles, Ingestible Extracts, Topicals and Accessories



The Retail Brand

Seed & Stone stores offer an impressive collection of products, knowledgeable staff, and a welcoming environment for both beginners and experienced consumers



Premium Store Experience

Creating a memorable experience is what we do! It's all in the details. Customer experience is at the core of our brand

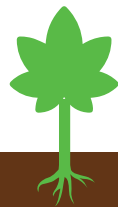
TIMELINE

FEBRUARY 2020



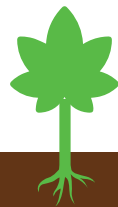
First Seed & Stone
store in Chilliwack, BC

JULY 2020



3 applications
submitted for
licenses in 3 cities

JUNE 2021

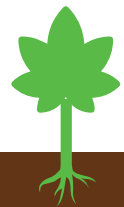


Opening first store in
Victoria BC, in
partnership with
Songhees Nation

JULY 2021



Opening second
store in Victoria BC



Opening 1st store in
White Rock BC

CANADA'S NEW GROWTH INDUSTRY



* Actual sales of cannabis through retail outlets

** Estimated sales of cannabis through retail outlets

ONGOING SHIFT TOWARDS LEGAL RETAIL PURCHASE

- 🍁 Consumers are buying almost two-thirds of products from legal retailers.
- 🍁 Legalization has opened the market to a more sophisticated clientele along with various segments of consumers.
- 🍁 Increased buying frequently since Covid-19
- 🍁 Edibles, extracts and topicals entering market in 2020 are driving further demand

DEMAND FOR RETAIL EXPERIENCE

- 🍁 Consumers are wanting more than just a transaction. They are looking for a retail experience. Whether online or offline.
- 🍁 Consumers are demanding high-quality products at a range of competitive price points.
- 🍁 Privacy and security when purchasing are key considerations for consumers.
- 🍁 Increased interest in building brand loyalty with customers.

CORPORATE RESPONSIBILITY

Seed & Stone takes their environmental footprint seriously. Here are some of the ways they are making a difference



Usage of LED / fluorescent lighting in every part of the store



Use of low energy consumption HVAC products



Use of paper, plastic and other containers made using recycled materials, where appropriate



Employees will be trained in recycling programs by local waste and recycling providers



COMMUNITY ENGAGEMENT

***“Community is at the heart
of everything we do.”***

Seed & Stone are committed to donating 1% of their annual net profits or \$10,000 every year. This contribution goes towards the parks and recreational department of the city in which stores are operating.

They are also proud partners with Mothers Against Drunk Driving (MADD) which is a charitable organization that is committed to stopping impaired driving.

“It’s more than just building beautiful retail stores. It’s about being apart of our communities and making a positive contribution towards our neighbours and fellow business owners.” - Vikram



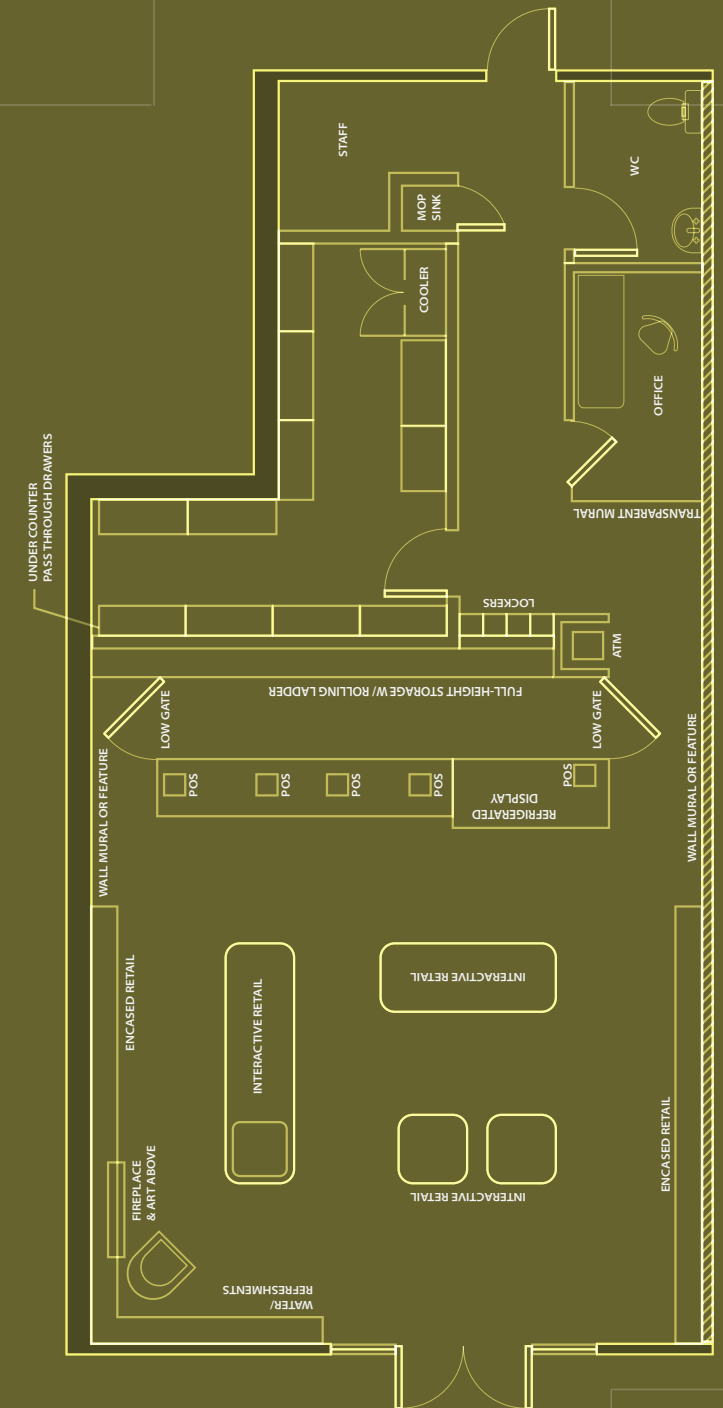
FIRST NATIONS PARTNERS

*Seed & Stone is proud to
partner with Songhees
First Nations Band*

We share the same integrity and vision as Songhees and look forward to thriving at their side



STORE & FLOOR PLAN





VIKRAM SACHDEVA

Founder & CEO

Vikram brings over 20 years of retail experience, having successfully operated a food service business with multiple brick/mortal locations. He has over 7 years' experience working for the BCLDB.



CHRIS GRZYWACZ

VP of Corp.Development

Chris is head of development with over 20 years' experience managing commercial construction. He is a highly motivated and hardworking entrepreneur and is an asset to the Seed & Stone team.



SAMIR CHAUDHARY

Head of Procurement

Samir is a detail orientated global businessman with over 20 years' experience running a successful business in the automobile industry.



DAVE HOLENDER

Operations Manager

Dave has spent the majority of his career in the Alcohol and Cannabis industry. From his start as operations manager for a cannabis genetics nursery to more recently being an integral part of the licensing and launch of multiple retail locations.



JOIN US!

CONTACT

Vikram Sachdeva

Founder & CEO

vikrams@seedandstone.com

778-895-7192

HEADQUARTERS

8050 Lickman Rd #103

Chilliwack, British Columbia

V2R 0Y3



seedandstone.com

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 31, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: OCP Height and Density Review – Amendment Bylaw and Consultation Summary

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second reading to “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387;”
 2. Consider the consultation strategy in the corporate report dated May 31, 2021 as appropriate for consultation with persons, organizations and authorities that will be affected by “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387,” pursuant to Section 475 of the *Local Government Act*;
 3. Consider “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387” in conjunction with the City’s Financial Plan, and Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan; and
 4. Direct staff to schedule the public hearing for “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387” and mail notice of the public hearing to those property owners of properties where the land use designation would change to a different land use designation as a result of Bylaw No. 2387.
-

EXECUTIVE SUMMARY

On March 29, 2021, the Land Use and Planning Committee passed a series of resolutions directing staff to prepare revisions to the Official Community Plan (OCP) bylaw, as part of the third and final phase of the City’s OCP Review. This report introduces the related draft OCP amendment bylaw for consideration, and the next step in the process would be to proceed to a Public Hearing.



Prior to conducting the public hearing for the OCP Amendment Bylaw, Council must also pass a resolution that considers the consultation strategy as appropriate, and pass a resolution that Council has considered the OCP Amendment Bylaw in conjunction with the City's Financial Plan and relevant waste management plans (i.e. Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan).

The proposed changes to the OCP generally would have the effect of reducing the scale (height and density) of new development, and future rezoning applications for redevelopment would be required to be consistent with the policies in the OCP. There are existing approved developments with site-specific zoning that exceeds the scale of development contemplated in the OCP, and these can proceed based on their prior approvals, but any new rezoning application would be subject to the OCP.

The OCP Amendment Bylaw also introduces a new definition for Affordable Rental Housing and related housing policies, which increases the expectations for developments in providing greater levels of affordability (i.e. lower maximum rents) in exchange for receiving additional height and density.

PREVIOUS COUNCIL DIRECTION

| Motion # & Meeting Date | Motion Details |
|------------------------------------|--|
| May 10, 2021 | THAT Council give final reading to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376". |
| 2021-200 April 12, 2021 | THAT Council: Whereas the Official Community Plan (OCP) includes Elm Street as part of the Waterfront Village; and Whereas Elm Street is the only street off Marine Drive that is part of the Waterfront Village; and Whereas Elm Street has no commercial activity; and Whereas Elm Street is in fact part of a mature neighbourhood, Amends the OCP be amended to remove Elm Street from the Waterfront Village designation. |
| 2021-LU/P-038 March 29, 2021 | THAT the Land Use and Planning Committee endorse in relation to Town Centre Transition area Option C as noted in the March 8, 2021 corporate report, with an amendment noting four (4) to six (6) stories where it is defined that along North Bluff on the east or west side permit six (6) stories; and |

| | |
|-------------------------------------|--|
| | For the remaining sites it be noted as four (4) stories to six (6) stories with a notation that proposals over four (4) stores would be considered when there is an affordable housing component. |
| 2021-LU/P-039 March 29, 2021 | THAT the Land Use and Planning Committee endorse Option A as noted in the March 8, 2021 corporate report titled "Results of OCP Review Survey- Building Heights Outside the Town Centre" in regard to the East Side Large Lot Infill. |
| 2021-LU/P-040 March 29, 2021 | THAT the Land Use and Planning Committee endorse removal of the row of single family homes on Finlay Street - section below Russell Avenue from the area titled as "East Side Large Infill" from Official Community Plan and it remain with the mature neighbourhood designation. |
| 2021-LU/P-041 March 29, 2021 | THAT the Land Use and Planning Committee endorse a maximum of a four (4) storey height along North Bluff road along the east side (East of Lee Street to Maccaud Park). |
| 2021-LU/P-042 March 29, 2021 | THAT the Land Use and Planning Committee endorse the Waterfront Village be limited and/ or referred to as only the buildings that front onto Marine Drive. |
| 2021-LU/P-043 March 29, 2021 | THAT the Land Use and Planning Committee endorse, at West Beach along Marine Drive, permitting a building height of three (3) stories. |
| 2021-LU/P-043 March 29, 2021 | THAT the Land Use and Planning Committee endorse Option B as outlined in the March 8, 2021 corporate report in regard to East Beach (along Marine Drive) permitting three (3) stories and up to four (4) stories. |
| 2021-113 March 8, 2021 | THAT Council: <ol style="list-style-type: none"> 1. Receive the March 8, 2021 corporate report from the Director, Planning and Development Services, titled "Results of Official Community Plan Review Survey – Building Heights outside the Town Centre;" and 2. Defers the topic to a future Land Use and Planning Committee meeting. |
| 2020-570 November 23, 2020 | THAT Council directs the scope for the Official Community Plan (OCP) review be reduced at this time to only the Town Centre building height and density and building heights around the Town Centre and height at the waterfront along Marine Drive. |
| 2020-LU/P-027 September 16, 2020 | THAT Land Use and Planning Committee recommend that Council consider the Town Centre Phase 2 Engagement Summary and Recommendations Report prepared by DIALOG Design, attached to this corporate report as Appendix A, and direct staff to proceed with preparing the proposed implementing mechanisms as described in staff's evaluation of the DIALOG recommendations in Appendix B. |

| | |
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| 2020-110 March 9, 2020 | Council received for information the corporate report dated March 9, 2020 from the Director of Planning and Development Services titled “Official Community Plan Review – Waterfront Enhancement Strategy and Town Centre Public Engagement Update.” |
| 2019-LU/P-038 November 18, 2019 | The Land Use and Planning Committee received for information the corporate report dated November 4, 2019 from the Director of Planning and Development Services titled “Official Community Plan Review - Summary of Phase 1 Public Engagement”. |

INTRODUCTION/BACKGROUND

The purpose of this corporate report is to introduce a draft amendment to the Official Community Plan (OCP) that would implement the direction of the Land Use and Planning Committee in relation to the OCP Review for the Town Centre and Building Heights outside the Town Centre (including Town Centre Transition, Waterfront Village, and East Side Large Lot Infill Area). As the amendments to the Town Centre Transition land use designation also involve incorporating a new approach to defining affordable rental housing based on the work of the Housing Advisory Committee, revisions to the policies in the Housing chapter in the OCP are also included in the draft amendment. Associated changes to the land use designations are proposed for the Development Permit Area guidelines (removing references to towers where no longer applicable, etc.), the Land Use designations map, and map of form and character Development Permit Areas. The amendment bylaw itself is attached to this report as Appendix A, and a table listing the consequential changes to the OCP is attached as Appendix B.

This report also provides an opportunity for the Committee to consider and discuss other related resolutions which would be required prior to the bylaw advancing to a Public Hearing, specifically confirmation that Council considers the consultation for the proposed amendment to be appropriate, and consider the proposed amendment in conjunction with the Financial Plan and any waste management plan (i.e. Metro Vancouver’s Solid Waste and Liquid Waste Management Plans).

Overview of Changes to the Bylaw

The most significant changes in the draft OCP amendment are changes to the height and density permitted for new buildings. By making these changes in the OCP, any new zoning amendment application that is received will need to either be consistent with the new OCP height and density parameters, or else it would require an OCP amendment before the zoning amendment could be approved.

New buildings outside of the Town Centre area typically require a zoning amendment application, as their present zoning relates to the existing land uses and buildings on the property. New buildings in the Town Centre, which is pre-zoned to allow for additional height and density, can proceed with only a Major Development Permit if they do not request additional density beyond what is permitted in the zone. The CR-1 zone, which applies to the majority of Town Centre properties that have not been recently redeveloped, was amended on May 10, 2021 to reduce the maximum height and density these properties are “pre-zoned” to allow. The proposed OCP amendment for the Town Centre area would match the maximum heights and densities that are specified in the recently amended CR-1 zone.

Town Centre, Town Centre Transition, and Lower Town Centre Areas

The maximum height and density for the Town Centre (TC), Town Centre Transition (TCT), and Lower Town Centre (LTC) areas are illustrated in the OCP by Figure 9 and Figure 10. The current and proposed versions of these figures are provided below for reference.

It is notable that in the TCT designation, the current OCP allows an increase in density (FAR) of 40% where the proposal provides market rental housing (e.g. 2.5 FAR becomes 3.5 FAR, 2.0 FAR becomes 2.8 FAR), whereas the proposed OCP would only allow an bonus density/height for properties identified as otherwise allowed 1.5 FAR and 4 storeys in the TCT land use designation (up to 2.5 FAR and 6 storeys, in exchange for providing an affordable housing component in the new development, per new housing policy 11.2.4).

The heights identified in the OCP in storeys in the proposed Figure 10 are now proposed to be considered maximums instead of conceptual height guidelines. This means that a new rezoning application exceeding these heights would also be required to apply for an OCP amendment.

The six parcels owned by the Peace Arch Hospital Foundation (top right of images) and currently used as a parking lot are proposed to be changed to Institutional land use designation and accordingly have been removed from proposed Figures 9 and 10.

Image 1 – Current Figure 9 “Maximum FAR”

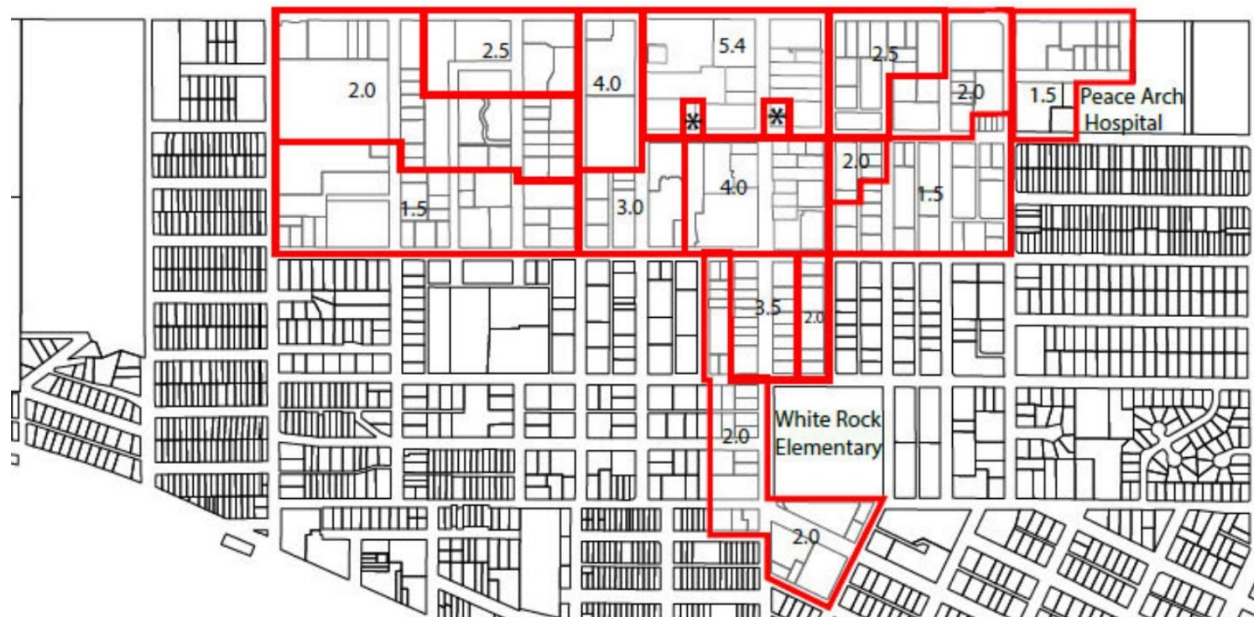


Image 2 – Proposed Figure 9 “Maximum FAR”

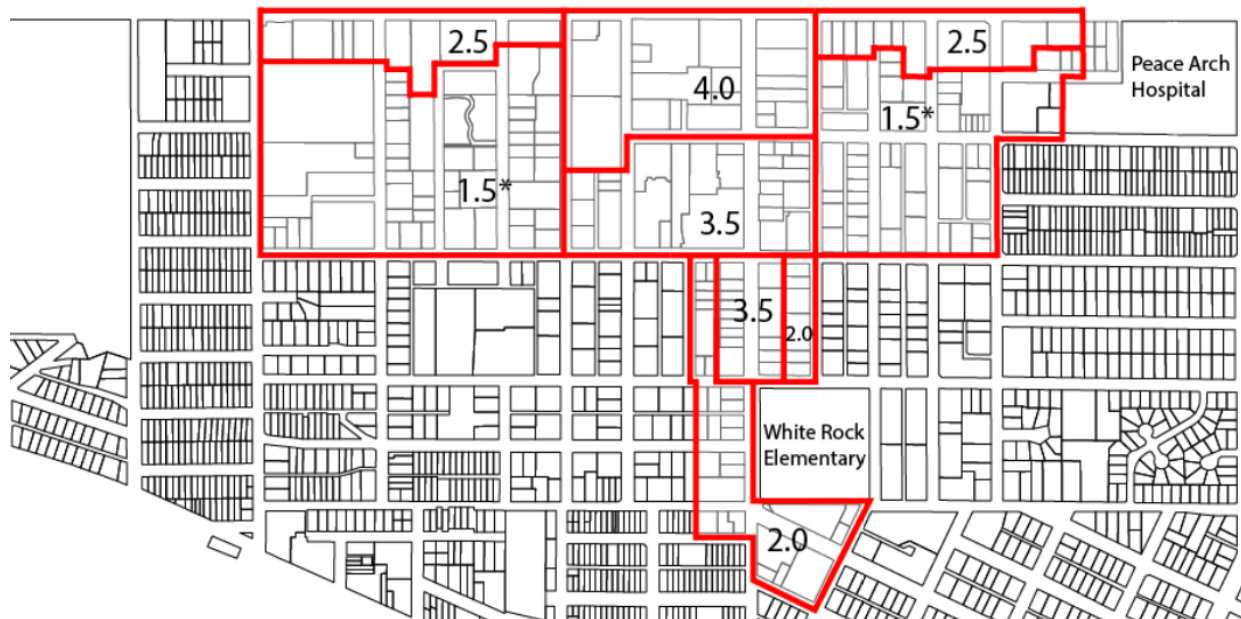


Image 3 – Current Figure 10 “Conceptual Height Transitions...”



Image 4 – Proposed Figure 10 “Maximum Heights”



Waterfront Village Area

In the Waterfront Village land use designation area, the main proposed change is to limit buildings on West Beach, (west of Foster Avenue) to a maximum of three storeys, and on East Beach (east of Foster Avenue) to three storeys or four storeys where the top of the building is not more than 3.5 metres above the highest ground elevation on the property line. The current zones that apply to West Beach and East Beach Commercial/Residential properties (CR-3 and CR-4 respectively) will likely be updated as part of the Zoning Bylaw Review to be consistent with these parameters.

In the proposed Land Use Map, properties currently designated Waterfront Village which do not front on Marine Drive have been removed from the Waterfront Village land use designation and changed to a designation that is consistent with their current land use and zoning. For properties on Elm Street, and those which have frontage on Victoria Avenue, the proposed new designation is Mature Neighbourhood. For the existing Montecito and Silver Moon apartment buildings the proposed new designation is Urban Neighbourhood. While not directly fronting on Marine Drive, the property at 1122 Vidal Street (new site of Galaxie Brewing) is recommended to remain as Waterfront Village due to it being contiguous with other commercial properties on Marine Drive.

The areas proposed for a change in land use designation are highlighted in the map below (pink colour indicates properties remaining as Waterfront Village).

Image 5 – Proposed Land Use Designation Changes from Waterfront Village Designation



Several Elm Street property owners have provided correspondence to the City noting their opposition to being removed from the Waterfront Village designation and being designated as Mature Neighbourhood. This correspondence is attached to this report as Appendix D. As noted above, the proposed OCP amendment bylaw has been drafted as directed by Land Use and Planning Committee, however, as an alternative to the Mature Neighbourhood designation for Elm Street (which would allow redevelopment as single family, duplex, or triplex homes), should Council wish to continue to allow multi-family development on these properties, in the Options section of this report it is noted that the draft bylaw could be amended by Council resolution prior to first reading.

Council could direct staff to keep the properties on Elm Street as Waterfront Village with the new three storey height maximum that will apply to West Beach, along with a maximum gross floor area ratio (FAR) of no more than 1.5. The reduced FAR of 1.5 (or less) compared to the typical 2.0 maximum FAR for other properties in the Waterfront Village designation is appropriate due to the fact that if multi-family residential development occurs in this area off of Marine Drive, it would be in a more residential setting, with setbacks from all property lines to allow for landscaping around the buildings, as opposed to Marine Drive commercial lots which are typically built up to adjacent commercial buildings properties and can therefore accommodate additional floor area. This alternative version of the Waterfront Village land use designation would specify that all properties without frontage along Marine Drive (i.e. those on the east side of Elm Street) would be limited to a maximum of 1.5 FAR, and is provided as Appendix E.

East Side Large Lot Infill Area

In the East Side Large Lot Infill land use designation, properties south of Russell Avenue are proposed to be changed to the Mature Neighbourhood designation.

For the properties along North Bluff Road, east of Lee Street, the maximum height is proposed as four storeys without an affordable housing requirement, whereas west of Lee Street (i.e. the ‘Beachway’ project which has conditional approval) the base maximum would be three storeys and up to six storeys allowed with the provision of affordable rental housing.

General

Policies related to building heights have been revised throughout the land use designations and in the general policy 8.13.4 to state that these heights are maximums and not conceptual height guidelines.

Policy 8.13.7 is a new policy proposed to clarify that there are properties with previously approved existing site-specific zoning (including architectural drawings which new buildings must conform to) that would not necessarily be able to achieve the Development Permit Area guidelines now in place, which are based on buildings of a reduced scale. In those instances, to the extent that the zoning constrains the form of development, this policy explains that those projects would not be prevented from having a Development Permit issued or amended, despite the inability to fully achieve the Development Permit Area guidelines.

Housing Policies

The major change to the Housing chapter (section 11) is the new definition for affordable rental housing (rents capped at 20% below average rent for purpose built rental units, as reported by CMHC), which lowers the maximum rent that was previously determined to qualify as affordable.

This change in definition of affordable rental housing applies to the properties identified in Figure 11 of the OCP as eligible for additional height and density (up to six storeys and 2.5 FAR), which would now be required to provide 20% of the units in a development meeting this criteria for affordable rental housing. Figure 11 has been modified in the proposed bylaw so that it no longer includes properties east of Lee Street on North Bluff Road (these properties would only be allowed four storeys, but no affordable housing component would be required).

The new definition of affordable rental housing would also apply in the Town Centre Transition land use designation as a way to determine if a development is eligible to exceed the four storey heights (up to six storeys) and 1.5 FAR by providing an affordable housing component.

Depending on the tenure (strata ownership vs. rental), a development would be required to provide either 20% or 10% of the units in the building as affordable rental housing, or 5% when the project includes replacement rental units and compensation to existing tenants has been provided in accordance with the City’s Tenant Relocation Policy. For rental replacement projects with applications submitted prior to 2021 (i.e. at 1485 Fir Street) this affordable housing component could be 5% of the units at average rent for a period of 10 years rather than at 20% below average rent in perpetuity.

Development Permit Area Guidelines

The current Town Centre and Multi-Family Development Permit Area (DPA) guidelines both refer to “tower” portions of new buildings and setbacks / terracing of the building at levels that would exceed the new maximum heights. These guidelines have been revised to remove references to towers, and in the Town Centre area the guidelines note that the setbacks/terracing identified in the guidelines may be reduced to a more streamlined building form if that results in greater energy efficiency for the building (“thermal bridging” from extensive terracing/balconies in the building envelope can result in heat loss and energy inefficiency).

Related images in the DPA guidelines have been modified to largely remove references to buildings at heights that would no longer be permitted in the OCP.

Additional Land Use Map Change

In addition to the land use designation changes noted above, a land use designation change for the treed area at 1454 Oxford Street which was recently dedicated to the City through a lot line adjustment subdivision as part of the Phased Development Agreement and development contribution for that site. This would extend the Open Space & Recreation land use designation at the City's original parcel (1487 Everall Street) across the newly expanded City-owned treed area.

Development Permit Area Map Change

The map of Form and Character DPA is proposed to be amended reflecting the other land use designation changes in the proposed bylaw. For the properties converting from Waterfront Village designation, the Silver Moon and Montecito building properties would become Multi-Family DPA, and the other parcels now Mature Neighbourhood (Elm Street, Victoria Avenue fronting parcels) would no longer be in a specified DPA. The properties formerly in the East Side Large Lot Infill designation south of Russell Avenue would also no longer be in the East Side Large Lot DPA.

Consultation on Official Community Plan Bylaw Amendment

Legislative and Policy Background

Section 475 of the *Local Government Act* requires that Council consider whether there should be early and ongoing consultation with any of the following: regional district; adjacent regional district; adjacent municipality; first nations; school district or other boards; and/or provincial and federal governments.

Council also has a policy guiding considerations regarding this requirement, Council Policy 512 (Official Community Plan Consultation Policy). This policy is attached to this report as Appendix C.

In the case of this OCP amendment, in accordance with Council Policy 512, it was determined that early and ongoing consultation with one or more of the persons, organizations and authorities listed in Section 475 (2) be in accordance with the strategy and rationale provided in the table below.

It is also noted that the primary changes proposed to generally reduce the scale (height and density) of development are differences of degree from the current OCP policies, and would still allow for redevelopment to multi-storey mixed use and multi-unit residential buildings, albeit in a smaller building form, and would not fundamentally change the future uses of the properties. The population and employment growth forecasted in the current OCP would still be attainable over the 30 year horizon of the plan, but in a format that is predominantly low-rise and mid-rise buildings instead of high-rise (i.e. more than 12 storeys).

The following table identifies the person, organization, and authority noted in section 475 and staff's review and determination if consultation is required with these entities in relation to the proposed OCP amendment. In some instances it has been determined that early and ongoing consultation is not required by Council Policy 512, but staff have contacted these organizations for their awareness and an opportunity to comment if desired. If written correspondence is received from any of these persons, organizations and authorities is provided prior to the public hearing, it will be included in the public hearing information package.

| Section 475 (2) person, organization and authority | | Determination if consultation is required and should be early and ongoing |
|---|---|---|
| (i) | Metro Vancouver Regional District | Not required, as the areas subject to change in the OCP are already designated “General Urban” in the Regional Growth Strategy and in the opinion of the Director of Planning the change is not inconsistent with the regional context statement. During the overall OCP Review process, staff have referred the draft options and materials to MVRD staff for their awareness and offered additional opportunities to meet if necessary to discuss. |
| (ii) | Adjacent regional district | Not applicable; the subject area is not adjacent to another regional district. |
| (iii) | City of Surrey | Required, as proposed changes to the OCP are in areas immediately adjacent to the City of Surrey, specifically the City of Surrey’s Semiahmoo Town Centre Plan area. During the overall OCP Review process, staff have referred the draft options and materials to City of Surrey staff and offered additional opportunities to meet if necessary to discuss. |
| (iv) | first nations; | Required, as the changes are in areas immediately adjacent to the Semiahmoo First Nation Reserve. Staff have referred the draft options and materials to Semiahmoo First Nation for their awareness, opportunity to provide comment, and offered to meet if necessary to discuss. |
| (v) | School District 36 Surrey | Staff also have ongoing annual contact with school district staff regarding their Eligible School Sites Proposal and other matters and discuss current development proposals. Staff have referred the draft options and materials to School District staff for their awareness and offered to meet if necessary to discuss. |
| (v) | Greater boards and improvement district boards; | Not applicable. |
| (vi) | Provincial and federal governments and their agencies (including Greater Vancouver Sewerage and Drainage District Board and TransLink per Council Policy 512) | TransLink early consultation is not required as this is not a new plan but an amendment to an existing plan. Staff have referred the draft options and materials to TransLink staff for their awareness and offered to meet if necessary to discuss. |

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| | | Waste management staff at the GVS&DD (MVRD) were referred the draft bylaw by MVRD Regional Planning staff. The proposed changes reduce the scale of development and but do not fundamentally alter the future use of lands in the City, and growth projections are not expected to differ significantly from the existing OCP as a result of proposed changes. |
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Financial Plan and Waste Management Plan Consideration

Section 477 (3) (a) of the *Local Government Act* requires that Council must consider an official community plan (in this case, the subject OCP amendment bylaw), in conjunction with its Financial Plan and any waste management plan, prior to a public hearing for the OCP bylaw. It is not necessary that the OCP bylaw be determined to be in complete alignment with these plans, but they must be considered as part of the approval process for the OCP bylaw.

In terms of the Financial Plan, as there may be a reduced amount of community amenity contributions received as a result of reducing the density for the buildings in the Town Centre and Town Centre Transition areas, the impact will be primarily be a reduction in projects that could be funded with future community amenity contributions. Future city amenity projects within the current Financial Plan that may have benefitted from these amenity contributions may be delayed or be removed if an alternative source of funds is not available. Reducing the development potential for commercial and multi-family residential properties will likely have an impact on their assessed land values and may impact the distribution of property taxes in future years. The policy changes may delay new developments as land values adjust to the revised development potential and requirements, and developers adjust the price they are willing to pay for redevelopment sites to reflect the new development conditions. In the preparation of future Financial Plans staff will continue to review impacts on tax revenue.

In terms of the applicable waste management plans (Metro Vancouver's waste management plans), the OCP amendment would generally reduce the scale of future development in the City (i.e., maximum density and height) but it would still not fundamentally change the future uses of the properties, therefore substantial impact on liquid and solid waste services are not anticipated as a result of the OCP amendment bylaw.

FINANCIAL IMPLICATIONS

The City's 2021-2025 Financial Plan includes an estimate of new taxation revenues annually from new developments. These new construction revenues help to offset increasing costs and play a part in keeping tax rates down in future years. For 2022, \$760K in new taxation revenue has been budgeted for the completion of developments that are currently underway. Increases for 2023 - 2025 are budgeted at \$438K, \$231K, and \$261K respectively. These estimates are revised in the annual budget process to reflect actual development projects that are expected to be built.

LEGAL IMPLICATIONS

Under section 458 of the *Local Government Act*, compensation is not payable to any person for any reduction in value of that person's interest in land, or for any loss or damages that result from the adoption of an official community plan (or zoning bylaw or other land use bylaws and permits).

The public hearing notice requirements for the proposed OCP Amendment Bylaw include advertising the public hearing in the local newspaper, but would not require mailed notification of the public hearing, per section 466(7) of the *Local Government Act* (as the proposed OCP Amendment Bylaw would affect more than ten parcels owned by ten or more persons).

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

There have been numerous opportunities for community engagement throughout the OCP Review process, though in a more digital format during the COVID-19 pandemic restrictions. Previous staff reports have outlined the workshops and open houses, and surveys that have led to the proposed policies as directed by the Land Use and Planning Committee. A public hearing on the proposed OCP Amendment Bylaw provides an additional opportunity to hear from the community on their views on the proposed changes.

Staff recommend that in addition to the newspaper advertisements and publicizing through the City's social media channels, despite it not being required by the *Local Government Act* (as noted in the Legal Implications section above) that the City mail notices of the public hearing to the owners of the approximately 180 properties where the OCP land use designation is proposed to be changed to another land use designation, specifically the following areas:

- East side of Elm Street (from “Waterfront Village” to “Mature Neighbourhood”)
- Montecito and Silver Moon apartment buildings (from “Waterfront Village” to “Urban Neighbourhood”)
- South side of Victoria Avenue between Martin Street and Finlay Street (from “Waterfront Village” to “Mature Neighbourhood”)
- East side of Finlay Street south of Russell Avenue (from “East Side Large Lot Infill” to “Mature Neighbourhood”)
- West side of Hospital Street north of Vine Street (from “Town Centre Transition” to “Institutional”)

The mailed notice would identify the proposed land use designation changes in the bylaw and provide information on where to access the draft bylaw and current OCP bylaw, and how to obtain further information from staff.

A city-wide mailout for the public hearing (unaddressed flyers to all households), as was done with the Town Centre CR-1 public hearing, would likely delay the public hearing to July in order to prepare, print and the send the materials. This would also cost approximately \$2,500 for the materials and \$1,600 for the postage, which is not in the budget. Staff recommend that due to the time and cost associated with the city-wide mailout, that notice of the public hearing be done through newspaper advertisements, social media posts, and a direct mailout to the properties as noted above, but not through a city-wide mailout.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Multiple departments have been involved in the overall OCP Review process. The work of preparing the amendment bylaw is primarily undertaken by Planning and Development Services staff.

CLIMATE CHANGE IMPLICATIONS

While decreasing development potential through reduced building heights and density in the City may influence growth patterns in areas outside of the City with less transit service and walkability, resulting in increased private automobile use (and correlated increase in carbon

emissions), the more common form of development in the long term may consist more of wood frame, mass timber and tall wood buildings, which may have a positive impact on the carbon emissions associated with the building materials than concrete high-rises.

ALIGNMENT WITH STRATEGIC PRIORITIES

The Review of the Official Community Plan (OCP) is identified as a Top Priority action in the 2021-2022 Council Strategic Priorities.

This action supports the “Our Community” objective of guiding land use decisions of Council to reflect the vision of the community.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for LUPC’s consideration. The LUPC may recommend that Council:

1. Amend the proposed OCP Amendment Bylaw to allow the properties on Elm Street to remain as Waterfront Village with a three storey height maximum and 1.5 FAR (gross floor area ratio), give first and second readings to the bylaw as amended, pass the related procedural resolutions and direct staff to schedule a Public Hearing;
2. Amend the proposed OCP Amendment Bylaw with items as directed by LUPC, give first and second readings to the bylaw as amended, pass the related procedural resolutions and direct staff to schedule a Public Hearing; or
3. Defer consideration of the proposed OCP Amendment Bylaw pending receipt of information to be identified by the LUPC.

CONCLUSION

This corporate report is to introduce a draft amendment to the Official Community Plan (OCP) that would implement the direction of the Land Use and Planning Committee in relation to the OCP Review for the Town Centre and Building Heights outside the Town Centre (including Town Centre Transition, Waterfront Village, and East Side Large Lot Infill Area). As the amendments to the Town Centre Transition land use designation also involve incorporating a new approach to defining affordable rental housing based on the work of the Housing Advisory Committee, revisions to the policies in the Housing chapter in the OCP are also included in the draft amendment. Staff recommend that LUPC endorse Council give readings to the amendment bylaw, pass the resolutions relating to the consultation, Financial Plan and waste management plans, and advance the bylaw to a public hearing.

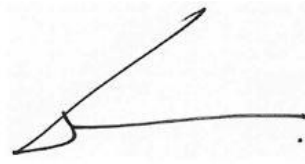
Respectfully submitted,



Carl Isaak, RPP, MCIP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Draft OCP Amendment (Height and Density Review) Bylaw, No. 2387
- Appendix B: List of Significant Changes in Bylaw No. 2387
- Appendix C: Council Policy 512: Official Community Plan Consultation Policy
- Appendix D: Correspondence from Elm Street Property Owners
- Appendix E: Alternative Waterfront Village Land Use Designation Section (Elm Street)

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2387**



A Bylaw to amend the
"City of White Rock Official Community Plan Bylaw, 2017, No. 2220"

WHEREAS pursuant to Part 14, Division 4 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

NOW THEREFORE the Council of the City of White Rock, in open meeting assembled, enacts as follows:

1. The existing Section 8 (Land Use) is deleted and replacing in its entirety with a new Section 8 (Land Use) as shown on Schedule "1" attached herein and forming part of this bylaw.
2. The existing Section 11 (Housing) is deleted and replacing in its entirety with a new Section 11 (Housing) as shown on Schedule "2" attached herein and forming part of this bylaw.
3. The existing Section 22.3 (Town Centre Development Permit Area) is deleted and replacing in its entirety with a new Section 22.3 (Town Centre Development Permit Area) as shown on Schedule "3" attached herein and forming part of this bylaw.
4. The existing Section 22.6 (Multi-Family Development Permit Area) is deleted and replacing in its entirety with a new Section 22.6 (Multi-Family Development Permit Area) as shown on Schedule "4" attached herein and forming part of this bylaw.
5. The existing Schedule A (Land Use Plan) is deleted and replacing in its entirety with a new Schedule A (Land Use Plan) as shown on Schedule "5" attached herein and forming part of this bylaw.
6. The existing Schedule B (Form and Character Development Permit Areas) is deleted and replacing in its entirety with a new Schedule B (Form and Character Development Permit Areas) as shown on Schedule "6" attached herein and forming part of this bylaw.
7. This Bylaw may be cited for all purposes as the "Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387".

| | |
|---|--------|
| RECEIVED FIRST READING on the | day of |
| RECEIVED SECOND READING on the | day of |
| PUBLIC HEARING held on the | day of |
| RECEIVED THIRD READING on the | day of |
| RECONSIDERED AND FINALLY ADOPTED on the | day of |

Mayor

Director of Corporate Administration

Schedule “1”

8.0 Land Use

Goal: The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.



Overview

The majority of the land area in the City of White Rock is dedicated to single family dwellings in Mature Neighbourhoods. Low-rise multi-unit buildings are the dominant form surrounding the Town Centre and Lower Town Centre, while a combination of low-rise, mid-rise, and high-rise residential and mixed-use buildings are located in the Town Centre. Commercial development is focused along Johnston Road and Marine Drive, and institutional and open space uses are scattered throughout the City.

Land use designations allow for the management of future development in the City. Future growth is to be focused in the Town Centre as well as the adjacent Town Centre Transition areas and the Lower Town Centre. Allowable densities (Gross Floor Area Ratio or FAR) for future development for these three land use designations are highlighted in Figure 9. Maximum heights (in storeys) for the same areas are outlined in Figure 10. Schedule A indicates the land use designation that applies to each property in the City.

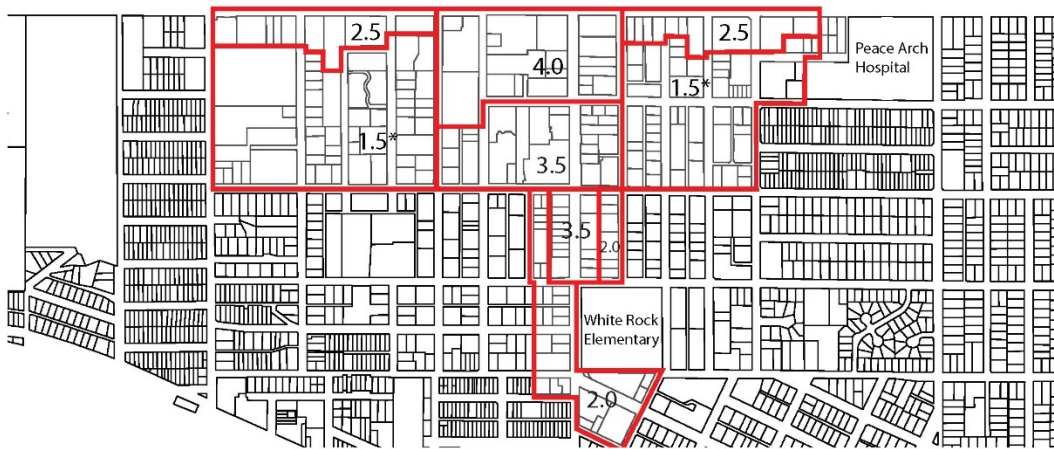


Figure 9 Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(* indicates density may be increased with inclusion of an affordable housing component)



Figure 10 Maximum Building Heights in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(*indicates where 6 storeys permitted with inclusion of affordable housing component)

Objectives and Policies

The objectives and policies in this section are organized by the following Land Use Designations.

Town Centre

The Town Centre is the centre for cultural, civic, economic, and public life in the City. It is characterized by a diverse mix of uses, and it is focus for the majority of future growth over the life of this Plan.

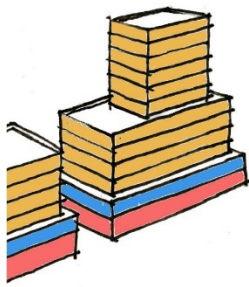
Objective 8.1 - To enable a concentrated mix of multi-unit residential and commercial uses to strengthen the heart of the city, reinforcing it as a neighbourhood, city-wide, and regional destination, and to provide sensitive transitions between the Town Centre and adjacent areas.

Policy 8.1.1 Uses and Building Types – Allow mixed-use (commercial/residential/ civic), multi-unit residential, and civic uses in a range of low-rise to high-rise buildings, with any new high-rises not to exceed 12 storeys.

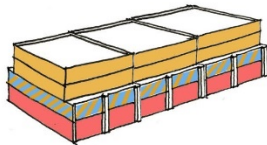
Policy 8.1.2 Density and Height – Concentrate the highest densities and heights in the area bounded by North Bluff Road, Johnston Road, Russell Avenue, and George Street. Maximum allowable densities (FAR) are outlined in Figure 9 and maximum heights (in storeys) are illustrated in Figure 10. Any portion of a building within 15 metres of Johnston Road is not to exceed four storeys in height.

Policy 8.1.3 Retail Streets – Strengthen existing retail streets by requiring continuous street-fronting commercial uses on Johnston Road. Street-fronting commercial uses are encouraged on North Bluff Road and on Thrift and Russell Avenues adjacent to Johnston Road, and will be considered on George Street. Small scale commercial uses may be appropriate in other areas of the Town Centre.

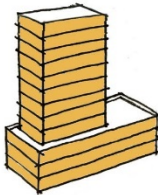
Policy 8.1.4 Urban Design – Enhance the built and public realms through policies identified in Section 9 and guidelines in the Town Centre Development Permit Area in Part D.



Town Centre mixed-use (on North Bluff Road)



Town Centre mixed-use (on Johnston Road)



Town Centre residential

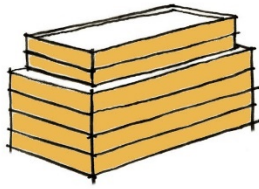


Maximum Height in Town Centre



Gross FAR in Town Centre

Town Centre Transition

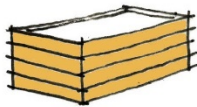


The Town Centre Transition area is residential in character, with densities and heights that support the Town Centre and provide transitions to neighbouring low to mid rise residential areas.

Objective 8.2 - To enable a concentration of multi-unit residential uses to provide easy access to and to strengthen the commercial uses in the Town Centre and the transit corridor on North Bluff Road, and to provide a transition to surrounding low- to mid-rise residential areas.

Along North Bluff Road, and where an affordable housing component is included in the building

Policy 8.2.1 Uses and Building Types – Allow multi-unit residential uses, with mixed-use (commercial/residential) on George Street and adjacent to the hospital. Existing institutional and utility uses are also supported and may be mixed in new buildings with multi-unit residential uses. Building types range from low-rise to mid-rise.



Properties south of North Bluff Road, and east and west (without an affordable housing component)

Policy 8.2.2 Density and Height – Concentrate the highest heights and densities adjacent to the Town Centre along North Bluff Road. Maximum allowable densities (FAR) are outlined in Figure 9 and policy 8.2.3, and maximum heights (in storeys) are illustrated in Figure 10.

Policy 8.2.3 Affordable Housing Density / Height Bonus – Allow properties in the areas identified with the * on Figure 9 and 10 to rezone up to six storeys and 2.5 FAR where the development includes the one of the affordable housing components identified in policy 11.2.4.

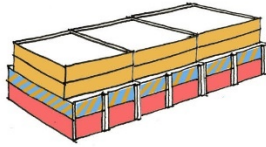
Policy 8.2.4 Urban Design – Enhance the built and public realms through guidelines included in the Multi-Family Development Permit Area in Part D. Focus on the establishment of a greenway between the Town Centre and Centennial Park, as per Sections 13 and 15.



Maximum Height in Town Centre Transition
(* indicates where up to 6 storeys would be permitted with an affordable housing component)



Gross FAR in Town Centre Transition
(* indicates where up to 2.5 FAR/2.8 FAR would be permitted with an affordable housing component)



Primary form: mixed-use low rise buildings

Lower Town Centre

The Lower Town Centre has a village-like character; and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

Objective 8.3 - To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationship to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian-scale of the area while providing for modest residential intensification to support local businesses and public transit.

Policy 8.3.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in primarily mid-rise and low-rise buildings.

Policy 8.3.2 Density and Height – Concentrate the highest heights and densities adjacent along Johnston Road between Thrift and Roper Avenues. Maximum allowable densities (FAR) are outlined in Figure 9 and maximum heights (in storeys) are illustrated in Figure 10. Buildings adjacent to Roper Avenue should step down to four storeys on the Roper Avenue frontage.

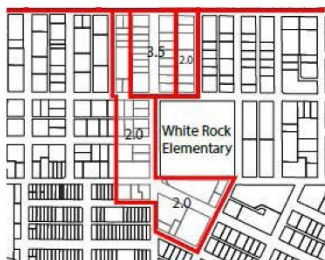
Policy 8.3.3 Retail Streets – Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.

Policy 8.3.4 Urban Design – Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D.

Policy 8.3.5 Edges – Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.

Policy 8.3.6 Views – Strengthen the village and seaside character of the Lower Town Centre by optimizing views to the water from the public realm, and as per the Lower Town Centre Development Permit Area guidelines in Part D.

From the Town Centre, transition from 6 - 4 Storeys along Johnston Road between Thrift and Roper

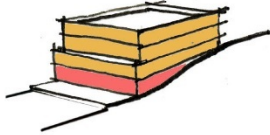


Gross FAR in Lower Town Centre



Maximum Heights in Lower Town Centre

Waterfront Village



Mixed-use



Flex-residential

The Waterfront Village has a seaside village character, with small scale mixed use buildings, as well as small scale multi-unit residential buildings that can readily accommodate future commercial uses as demand grows.

Objective 8.4 - To enable a mix of multi-unit residential and commercial uses that establishes a seaside village character and supports local businesses and public transit.

Policy 8.4.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in low-rise buildings.

Policy 8.4.2 Density and Height – Allow a density of up to 2.0 FAR, in buildings up to three storeys in height, in the West Beach area west of Foster Street. East of Foster Street, allow a density up to 2.0 FAR, in buildings up to three storeys in height, or four storeys where the building's height does not exceed 3.5 metres above the highest ground elevation along the property line.

Policy 8.4.3 Retail Areas – Strengthen existing retail areas by requiring street-fronting commercial uses on Marine Drive between Oxford Street and Foster Streets, and between Balsam Street and Maple Street. Allow street-fronting commercial uses elsewhere on Marine Drive.

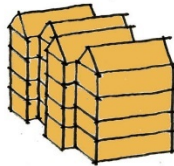
Policy 8.4.4 Urban Design – Enhance the built and public realms through policies identified in Section 10 and guidelines in the Waterfront Development Permit Area in Part D.

Policy 8.4.5 Flexible Housing – Require the ground floor of new residential buildings fronting on Marine Drive outside of existing retail areas to be designed as flex spaces for potential future use as retail or office space.

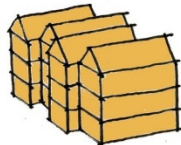
Policy 8.4.6 Access – Strengthen access to the waterfront through strategies identified in Sections 10 and 13.



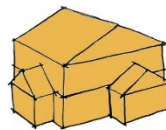
Low-rise residential



Townhouse



Ground-oriented townhouse



Single family home

Urban Neighbourhood

The Urban Neighbourhood areas build on the existing character of apartment areas, protecting existing stock while providing opportunities for more low-scale multi-unit residences within walking distance of the Town Centre.

Objective 8.5 - To enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial uses, and provide further transition from the Town Centre, Lower Town Centre, and Town Centre Transition areas.

Policy 8.5.1 Uses and Building Types – Allow multi-unit residential uses in townhouses and low-rise buildings.

Policy 8.5.2 Density and Height – Allow a density of up to 1.5 FAR in buildings up to four storeys in height.

Policy 8.5.3 Urban Design – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.

Policy 8.5.4 Connectivity – Maintain a fine-grained block structure in the Urban Neighbourhood area, and establish direct and continuous walking connections, particularly leading to and from the Town Centre and Lower Town Centre areas.

Policy 8.5.5 Design and Context – Encourage designs that respond to the form of adjacent development, particularly when abutting Mature Neighbourhood areas.

North Bluff East

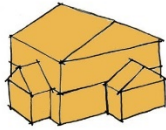
The North Bluff East area strengthens the transit corridor along North Bluff and provides gentle transitions to low-rise residential neighbourhoods to the south. This area is characterized by low-scale multi-unit and single-detached homes.

Objective 8.6 - To enable multi-unit residential units that support the transit corridor on North Bluff Road.

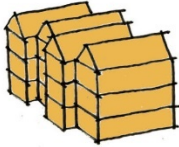
Policy 8.6.1 Uses and Building Types – Allow multi-unit residential uses in townhouses, as well as duplexes, triplexes, and single family homes.

Policy 8.6.2 Density and Height – Allow a density of up to 1.0 FAR for townhouses, in buildings up to three storeys in height. Density and height maximums for duplexes, triplexes, and single family homes shall be as required in the City's Zoning Bylaw.

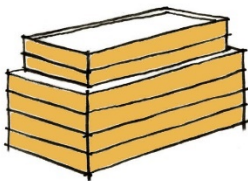
Policy 8.6.3 Urban Design – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.



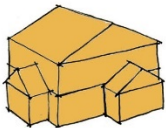
Single family home



Townhouse



Low to mid-rise residential (six storeys allowed only with Affordable Rental Housing included)



Single family home

East Side Large Lot Infill

The East Side Large Lot Infill area is characterized by a diverse mix of homes, ranging from single-detached houses to low-rise apartments, that respond to both surrounding Mature Neighbourhoods and the activities and scale of the Peace Arch Hospital area.

Objective 8.7 - To enable a mix of residential forms and choices in the area east of the Peace Arch Hospital – as well as select commercial uses to support the Hospital – that are compatible with adjacent Mature Neighbourhood areas and supportive of transit along North Bluff Road.

Policy 8.7.1 Uses and Building Types – Allow multi-unit residential uses in townhouses and low to mid-rise buildings, mixed-use buildings (commercial/office/residential), and single family homes.

Policy 8.7.2 Density and Height – Allow mixed-use buildings on Finlay Street with a maximum density of 2.5 FAR in buildings of up to six storeys in height. Allow ground-oriented townhouses on Maple Street with a maximum density of 1.5 FAR in buildings of up to three storeys. On North Bluff Road, allow townhouses and low-rise buildings up to 1.5 FAR, in buildings up to four storeys east of Lee Street, and up to three storeys west of Lee Street, with six storeys and 2.5 FAR west of Lee Street if Affordable Rental Housing is included as outlined in policy 11.2.1.c. Density and height maximums for single family homes shall be as required in the City's Zoning Bylaw.

Policy 8.7.3 Urban Design – Enhance the public and built realms as outlined in the East Side Large Lot Infill Development Permit Area guidelines in Part D.

Mature Neighbourhood

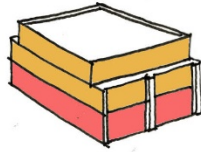
Mature Neighbourhoods are comprised largely of White Rock's existing single family housing stock. These areas will continue to be characterized by low-scale residential uses while accommodating gentle infill.

Objective 8.8 - To enable single-detached and gentle infill opportunities, to protect the character of existing mature single family neighbourhoods while supporting housing choice and affordability.

Policy 8.8.1 Uses and Building Types – Allow single family homes, duplexes, and triplexes. Allow secondary suites in single-detached houses.

Policy 8.8.2 Density and Height – Allow density and height maximums for duplexes, triplexes, and single family homes as outlined in the City's Zoning Bylaw.

Policy 8.8.3 Urban Design – Enhance the public and built realms, and maintain the existing residential character of established neighbourhoods with gentle infill (duplexes and triplexes), as per the Mature Neighbourhood Infill Development Permit Area guidelines in Part D.



Mixed-use

Neighbourhood Commercial

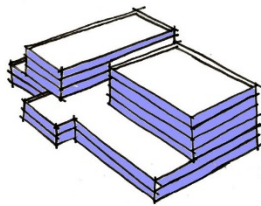
Neighbourhood Commercial areas are small-scale retail nodes within largely residential areas, providing amenities and locally-oriented commercial services in established neighbourhoods.

Objective 8.9 - To enable limited, small-scale, neighbourhood-serving commercial uses that provides services and amenities in largely residential areas.

Policy 8.9.1 Uses and Building Types – Allow commercial uses and mixed-uses (commercial/residential) in low-rise buildings.

Policy 8.9.2 Density and Height – Allow a density of up to 1.0 FAR in buildings up to three storeys in height.

Policy 8.9.3 Urban Design – Enhance the built and public realms as outlined in the Neighbourhood Commercial Development Permit Area guidelines in Part D.



Institutional

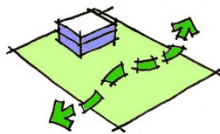
Institutional and Utility

These uses are public or semi-public in character, providing needed services to the community.

Objective 8.10 - To enable institutional and civic facilities such as schools, hospitals, major complex care facilities, civic buildings and facilities, and major utility buildings and facilities.

Policy 8.10.1 Uses and Building Types – Allow institutional and utility uses, and mixed-use (institutional, residential, and accessory commercial) in primarily mid-rise and low-rise buildings.

Policy 8.10.2 Density and Height – Determine the scale and height of buildings based on compatibility with surrounding development.



Park with accessory building

Open Space and Recreation Area

Open spaces and recreation areas are diverse in character, scale, and programmatic qualities, providing recreational amenities and habitat protection throughout the city.

Objective 8.11 - To enable both passive and active recreation, habitat protection, and natural area preservation.

Policy 8.11.1 Uses – Provide for recreation areas and protected areas.

General

Objective 8.12 - To utilize land use efficiently and in a manner that provides social, economic, and ecological benefits across the city.

Policy 8.12.1 Community Amenity Contribution – Require community amenity contributions in accordance with the City's Density Bonus / Amenity Contribution Policy.

Policy 8.12.2 Home-Based Businesses – Enable home-based businesses in neighbourhoods throughout the City.

Policy 8.12.3 Child Care – Encourage childcare uses in areas with higher concentrations of housing, including in multi-family and mixed-use areas.

Policy 8.12.4 Vacant and Under-Utilized Lands – Encourage the redevelopment of vacant lands and parking lots, particularly those on retail streets.

Objective 8.13 - To ensure development applications are reviewed and processed in a consistent manner.

Policy 8.13.1 Maximum Densities – Apply maximum allowable FARs to all new development applications, but not to previously approved developments where the existing zoning allows density beyond the maximum FAR contemplated in this Plan, buildings under construction, or existing buildings. An amendment to this Plan is required to allow an FAR above the maximum contemplated in this Plan.

Policy 8.13.2 Blended Density – Calculate allowable FAR for sites that straddle FAR boundaries in Figure 9 by taking a weighted average.

Policy 8.13.3 Land Dedications and Density – Calculate allowable FAR prior to any land dedications that may be required with new developments.

Policy 8.13.4 Maximum Heights – Apply maximum allowable heights to all new development applications, but not to previously approved developments where the existing zoning allows height beyond the maximum height contemplated in this Plan, buildings under construction, or existing buildings. An amendment to this Plan is required to allow height above the maximum contemplated in this Plan.

Policy 8.13.5 Lot Consolidation – Encourage lot consolidations where smaller sites do not allow for functional development at the allowable FARs.

Policy 8.13.6 Permitted Uses – Require the uses in new developments to be consistent with the uses specifically permitted in the applicable land use designation. An amendment to this Plan is required to change the land use designation that is applicable to a given site as outlined in Schedule A.

Policy 8.13.7 Existing and Previously Approved Developments – To the extent that existing site-specific (Comprehensive Development) zoning on a property inhibits the ability of buildings to fully achieve Development Permit Area guidelines in Section 22, the guidelines shall not prevent the issuance or amendment of a Development Permit in that zone.

Schedule “2”

11.0 Housing

Goal: The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.



Overview

White Rock currently has a mix of residential uses that characterize different areas of the city. While single family homes in the Mature Neighbourhood area account for the large majority of land area in White Rock, the greatest proportion of housing starts in the last decade have been apartments.

White Rock experiences housing affordability challenges along with the rest of the Lower Mainland, in which housing costs are well beyond a price-to-income ratio that justifies the price of housing. Regionally, 33.5% of households spent greater than 30% of their income on housing in 2011. In White Rock, this value was slightly lower at 31.4%.

Supporting new Secure Market Rental and Affordable Rental Housing will help improve housing affordability in the City. Secure Market Rental units are designated for rental purposes only and protected with a covenant, lease agreement, or housing agreement registered against title for the life of the building.

New Affordable Rental Housing is defined as being intended to be affordable for very low and low income households by making the maximum rent at least 20% below the average rent in the White Rock area, as determined by the most recent rental market report from Canada Mortgage and Housing Corporation. For reference purposes, the following table provides the income thresholds for different income groups, using 2016 Census gross household income data for White Rock. By capping the rent for Affordable Rental Housing at no higher than 20% below the average rent in White Rock, these rents would generally not exceed 30% of the gross household income at the top end of the low income range, or near the low end of the moderate income range. Further reductions below average rent that would make the Affordable Rental Housing units even more affordable would likely require grants or operating subsidies from senior levels of government.

| Household Income Group | Percent of Median Income | Income Range (2016 Census) |
|------------------------|--------------------------|----------------------------|
| Very Low Income | Less than 50% | Less than \$31,173 |
| Low Income | 50% to 80% | \$31,173 to \$49,875 |
| Moderate Income | 80% to 120% | \$49,876 to \$74,813 |
| Above Moderate Income | 120% to 150% | \$74,814 to \$93,516 |
| High Income | More than 120% | \$93,517 or greater |

The policies in this section support elements of existing housing patterns, while expanding housing choice for a broader range of individuals, households, and income levels. Policies in this section also treat housing as a strategic asset that can be used to leverage other outcomes. For example, concentrating housing near transit and in mixed use areas supports transportation choice, reduces congestion, supports local businesses, promotes healthy lifestyles, and addresses many of the other goals of this OCP.

Objectives and Policies

Objective 11.1 - To expand housing choices for existing and future residents, and increase diversity of housing types for a variety of household sizes, incomes, tenures, needs, and preferences.

Policy 11.1.1 Family-Friendly Housing – Increase the attractiveness and affordability of housing in White Rock for families by:

- Encouraging applicants to provide ground floor units with front door access to the street in all rezoning applications for residential developments greater than three storeys in height;
- Providing a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms in all rezoning applications for residential developments with more than 20 dwelling units; and

- c. Establishing outdoor amenity space requirements for multi-unit residential developments.

Policy 11.1.2 Age-Friendly Housing for People with Disabilities – Incorporate age-friendly measures that respond to the needs of older individuals and people with disabilities by:

- a. Developing design criteria for accessible units and establishing a minimum number of units required to be accessible in new developments; and
- b. Reducing parking requirements for dwelling units that are secured by a housing agreement for occupancy by persons with disabilities.

Policy 11.1.3 Housing Choices Everywhere – Focus residential densities in the Town Centre, but ensure that housing choices are distributed throughout the city in all neighbourhoods. Allow duplexes and triplexes throughout the Mature Neighbourhoods.

Policy 11.1.4 Secondary Suites – Explore opportunities to allow additional secondary suites to increase rental housing stock and improve housing affordability for homeowners, where relevant requirements such as parking and BC Building Code issues are addressed, including:

- a. Considering secondary suites in duplexes and triplexes;
- b. Considering two secondary suites in single-detached houses; and
- c. Reviewing and updating parking requirements for secondary suites.

Objective 11.2 - To support rental housing and a range of non-market housing options and needs along the housing spectrum.

Policy 11.2.1 New Non-Market and Rental Housing – Support new affordable and rental housing, especially in transit-accessible locations, by:

- a. Using the Affordable Housing Reserve Fund to support the creation of new Affordable Rental Housing units in partnership with other agencies and organizations;
- b. Waiving community amenity contributions for affordable rental housing developments and considering reductions for developments that include secure market rental units;
- c. Allowing rezonings for projects with at least 20% of the units secured as affordable rental housing with a density of up to 2.5 FAR and a maximum of six storeys in the areas identified in Figure 11. Despite the present definition of affordable rental housing in the overview, zoning applications which have received third reading under a prior determination of affordable rental housing may be approved;
- d. Considering making City-owned land available to non-profit organizations for use in affordable housing developments;
- e. Supporting the addition of ancillary rental housing on institutional sites, such as places of worship, where additional development can be accommodated;
- f. Requiring a minimum one-to-one replacement of the existing rental dwelling units when an existing rental building is proposed for redevelopment, with the average unit size of the replacement units at least 80% that of the units being replaced; and/or
- g. Reviewing parking requirements to determine the extent to which they can be relaxed for non-market and rental housing within walking distance (i.e. 400-800 metres of real travel distance) of frequent transit service and/or commercial areas.

Policy 11.2.2 Existing Rental Housing – Retaining low-rise rental building stock in the Urban Neighbourhood areas south of Thrift Avenue to preserve affordable and rental housing. Allow expansions to rental buildings with an additional 0.3 FAR and an additional 20 units per acre beyond the maximums allowed under current zoning.

Policy 11.2.3 Tenant Relocation – Follow the tenant relocation policy to support those affected by redevelopment of existing rental housing. Plans for relocating existing residents will be the responsibility of the developer.

Policy 11.2.4 Affordable Housing Bonus – Allow rezonings in the Town Centre Transition area to permit buildings up to six storeys and 2.5 FAR where the development provides:

- For strata housing development, at least 20% of the units as Affordable Rental Housing;
- For secured market rental development without a requirement to replace existing rental units, at least 10% of the units as Affordable Rental Housing;
- For a development replacing existing rental units and providing compensation to tenants in accordance with the City's Tenant Relocation Policy, at least 5% of the units as Affordable Rental Housing. Projects with applications submitted prior to 2021 may be approved with at least 5% of the units secured at average rents for a period of 10 years, instead of 20% below average for the life of the building. Developments in this category may have a density up to 2.8 FAR.

For projects owned or operated by regional or provincial housing agencies, or non-profit housing co-operatives, Council may approve rezonings up to six storeys and 2.5 FAR according to the merits and affordability in the proposal.



Figure 11 Potential Affordable Rental Housing Sites



22.3 Town Centre Development Permit Area

The objectives of this Development Permit Area are to:

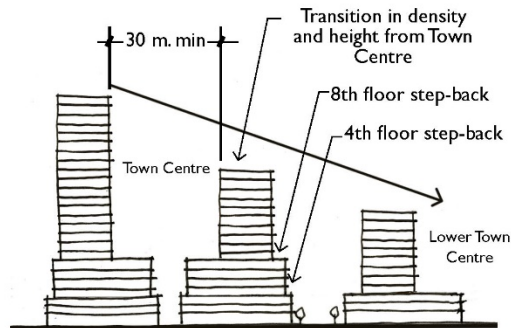
- Reinforce Town Centre as the cultural, commercial, and civic heart of White Rock
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



The Heart of Our City

22.3.1 Buildings

- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. The tallest and densest developments are to be located at the intersection of Johnston and North Bluff Roads, with heights and densities decreasing to the south and west as outlined in Figures 8 and 9. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Set buildings back from the property line at least 3 metres, with a further stepping above the second or third floor in mixed use areas and above the fourth floor in residential areas. Consider an additional step back above the seventh floor. Fewer steps in building form may be accepted where the building achieves greater energy efficiency by a streamlined form.
- c. Create visual interest with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- d. Ensure main entrances of residential and mixed-use buildings are level with the sidewalk. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.
- g. Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to



Guidelines a and b: Decreasing heights and densities moving from the Town Centre to the Lower Town Centre, 30 metre tower separations, and stepping building forms



Guidelines d, j, and h: Ground-oriented units, entrances directly off of and level with the sidewalk, natural materials, and private outdoor space



Guidelines c, d, g and k: Windows and colour variations along the front elevation, weather protection above the entrance level with the sidewalk, and projecting signage

create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.

- h. Provide common outdoor amenity spaces for residents in mixed use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space, such as a balcony or ground level patio, where possible. Provide ground floor units with a semi-private front patio. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.
- i. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- j. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- k. Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.



Guidelines d and e: Mixed-use development addressing both street frontages, with entrances and weather protection along both streets



Guideline f: Facade articulation and narrow store fronts with entrances at regular intervals



Guideline k: Commercial projecting signs

22.3.2 Pedestrian Realm and Landscape

- a. Site new development back from the intersection of Johnston Road and North Bluff Road to create a “Gateway” to the City. Design this space as a plaza and incorporate public art and/or a Town Centre welcome feature or sign.
- b. Create a “Heart” in the Town Centre by setting buildings back on all four corners at the intersection of Johnston Road and Russell Avenue and building a Central Plaza or Park in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street. Enhance these public spaces with public art and opportunities for programmed uses.
- c. Provide continuous commercial frontage along both sides of Johnston Road, and allow additional street-front commercial along North Bluff Road and portions of Thrift and Russell Avenues adjacent to Johnston Road. Bicycle parking adjacent to retail entrances is encouraged.
- d. Improve the public realm along Johnston Road in accordance with the results of the Johnston Road Upgrade. Widen sidewalks throughout the Town Centre (minimum 1.8-2.5 metres), and install ornamental street lamps and street furniture. Provide space for patios adjacent to commercial retail frontages. Curb let-downs are to be designed to accommodate wheelchair and scooter movement.
- e. Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- f. Site buildings to create outdoor public spaces and through-block walking connections, as these spaces create opportunities for a variety of pedestrian-oriented activities and uses. Special attention should be paid to establishing linear park connections from Russell Avenue north and Johnston Road west to the Central Plaza/Park, and west from the intersection at Russell Avenue and Foster Street to Centennial Park.



Guideline a: Setting buildings back from the corner of North Bluff Road and Johnston Road creates a plaza with public art and a gateway feature or sign



Guidelines b and f: Building siting creates a fine-grained network of pathways, parks, and open spaces

■ Park Space / Greenways
■ Plazas / Sidewalks

- g. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.
- h. Increase the quantity, density, and diversity of trees planted in the Town Centre, with both deciduous and coniferous tree species. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.
- i. Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant and native species requiring minimal irrigation. Use lawn alternatives such as groundcovers or sedums to limit watering requirements and increase biodiversity. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.
- j. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.
- k. Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid "light spill" onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.



Guideline c: Street-level commercial development focused along Johnston Road, with residential development focused at the west side of the Town Centre



Guidelines f, h, and i: Through-block pedestrian connections provide a variety of pedestrian routes, public spaces create opportunities to gather, and trees provide

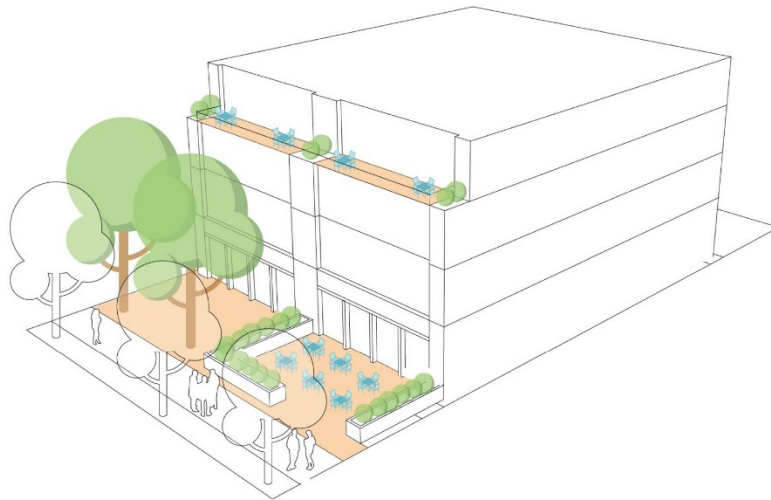


Diagram showing mixed-use building step-backs and pedestrian realm along Johnston Road.



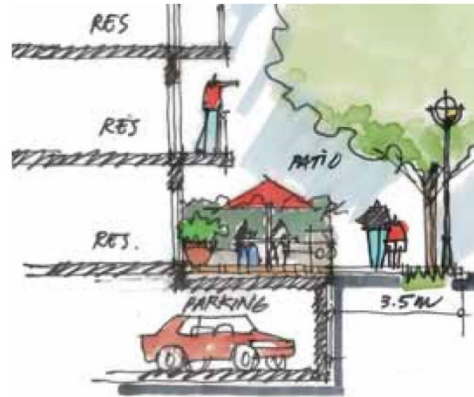
Section showing residential step-backs, parking, pedestrian realm and use of street fronting outdoor amenity spaces.

22.3.3 Parking and Functional Elements

- a. Locate parkade entrances at the rear or side of buildings where possible, separate from pedestrian entrances. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- b. Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings are accessible from parkades for those with mobility impairments.
- c. Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.
- d. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



Guideline a: Parkade entrance softened by landscaping



Guideline b: Below grade, off-street parking

22.6 Multi-Family Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



Life Near the Centre

22.6.1 Buildings

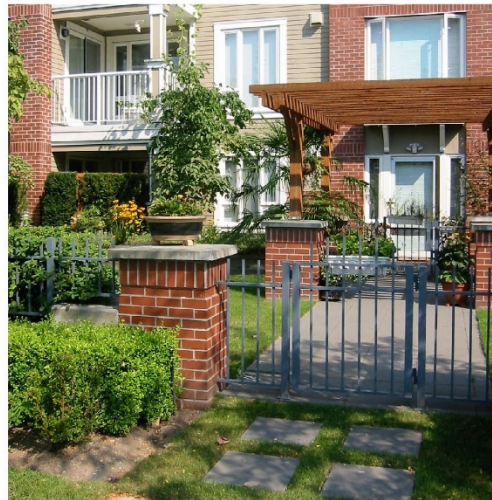
- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design, with height transitions as outlined in Figure 9 in applicable areas. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Set buildings back from the property line at least 3 metres to provide enough space for gardens and shade trees in the front yard. Include a further step back above the fourth floor.
- c. Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front set-back between units. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- d. Ensure the main entrances of residential apartment buildings are level with the sidewalk to create a barrier free environment for aging in place. Townhouses may have elevated patios and entrances. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances. Residential units on the ground floor should be ground-oriented.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units



Guideline a and e: Addressing both street frontages and stepping down and back to create a smoother transition to the adjacent, lower density residential area



Guideline a and c: Materials, roof lines and front entrances create visual interest and soften transitions between multi-family development areas and single family areas



Guideline d: Ground-oriented residential units

fronting a given street without incorporating architectural elements.

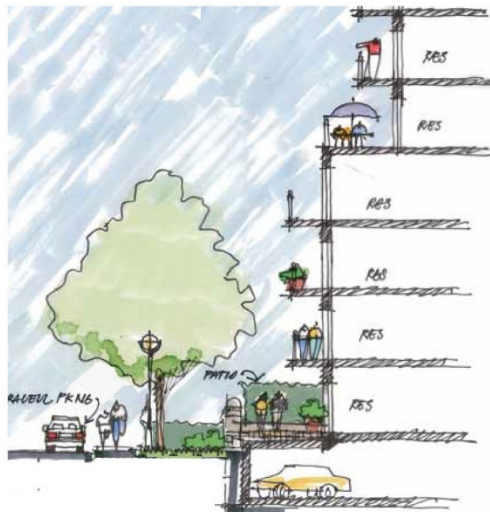
- g. Provide shared outdoor amenity spaces for residents in mixed-use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each residential unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.
- h. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- i. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- j. Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.
- k. Blocks of side-by-side townhouses are limited to a maximum of eight contiguous units. Lot consolidation to allow for street-fronting townhouse developments are encouraged.

22.6.2 Public Realm and Landscape

- a. Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

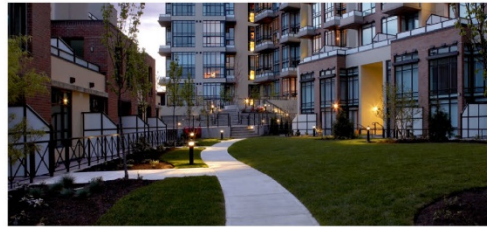


Guidelines c and i: Massing and natural materials are varied to break up the building front and create visual interest



Guidelines b and g: Section showing apartment stepped apartment building form and outdoor amenity spaces

- b. Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- c. Site buildings to create through-block walking connections. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid. Special attention should be paid to establishing a linear park connection between the Town Centre and Centennial Park. Enhance these public spaces with public art and opportunities for programmed uses.
- d. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public, to semi-public, to private areas.
- e. Increase the quantity, density, and diversity of trees planted. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED safety principles.
- f. Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.
- g. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's ISWMP. This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.
- h. Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid "light spill" onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.



Guidelines c and h: A pedestrian pathway through a development, with lighting



Guideline d: Areas not covered by paving are landscaped, with a diverse, native, drought tolerant shrub layer



Guideline g: On-site, natural stormwater management
Image: La Citta Vita.



Guideline c: Permeable pavers
Image: Center for Watershed Protection Inc.

22.6.3 Parking and Functional Elements

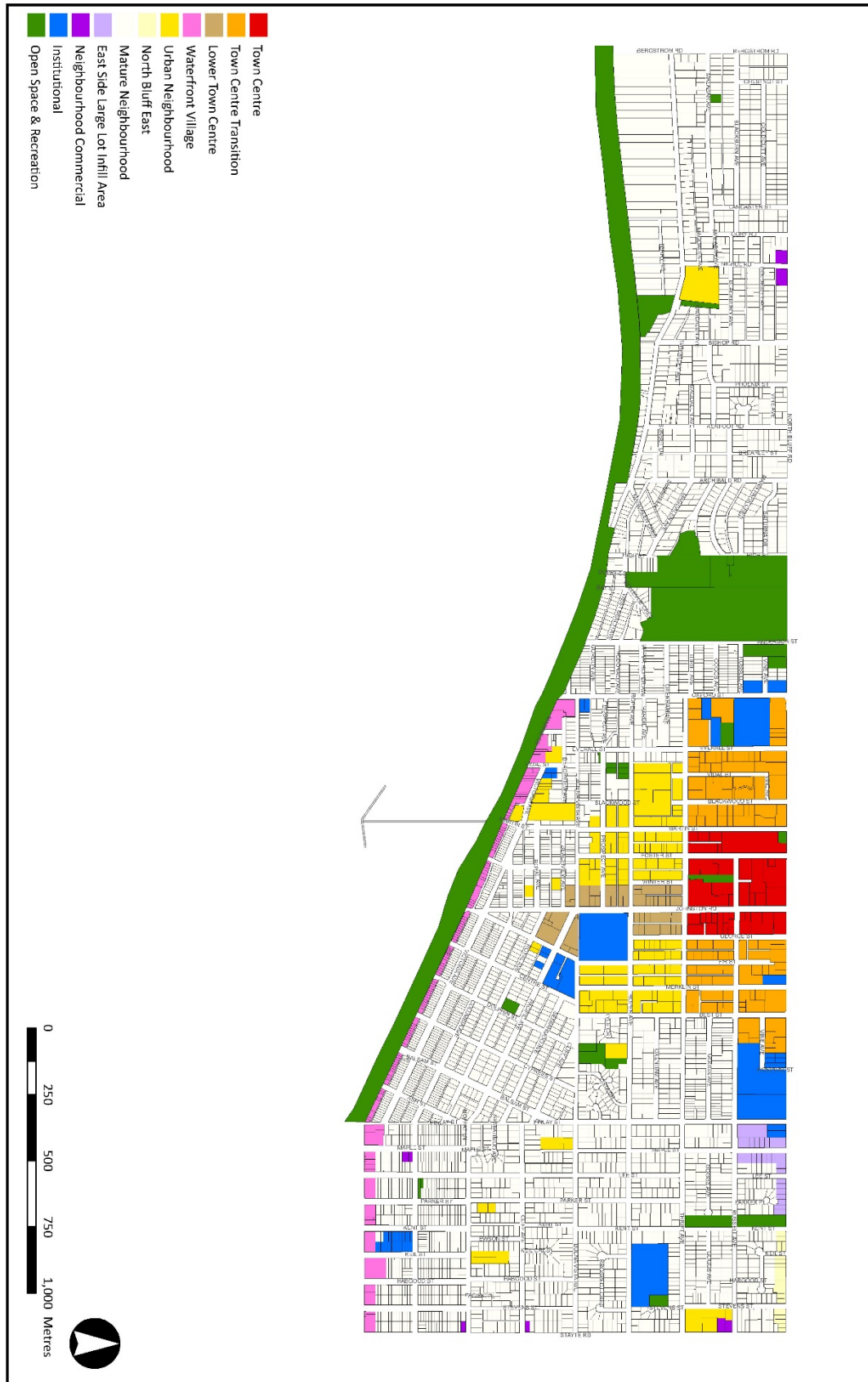
- a. Locate parkade entrances at the rear or side of buildings where possible and separate from pedestrian entrances. Vehicular access from North Bluff Road will only be considered when alternative access is not available. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- b. Use a single internal vehicular access for townhouse developments where possible, with a shared parkade or individual garages. Provide landscaped areas between garages in townhouse developments that have multiple direct vehicular accesses from the street.
- c. Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings are accessible from parkades for those with mobility impairments.
- d. Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.
- e. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



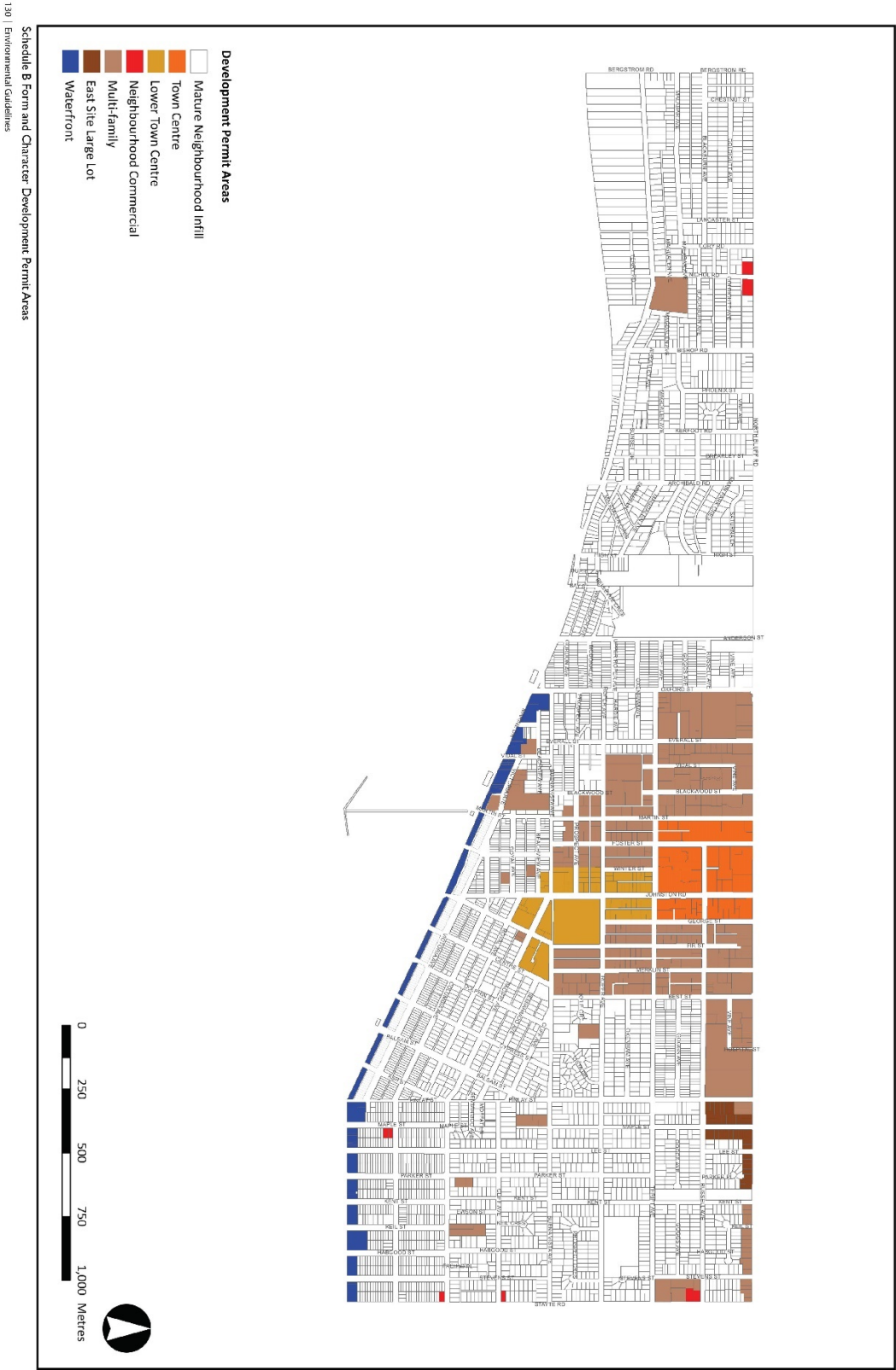
Guideline a: Parking entrances are designed to be discrete and softened by landscape

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Schedule "5"



Schedule “6”



| OCP Section | OCP Sub-section | Description of Change |
|----------------------|---|--|
| Section 8 (Land Use) | Overview | Heights in Figure 10 (Town Centre, Lower Town Centre and Town Centre Transition building heights) are noted as maximums instead of guidelines for conceptual height transition. |
| | Overview | Figure 9 (Maximum FAR/Density) is replaced with new Figure 9, based on LUPC direction for Town Centre and Town Centre Transition. Excerpts of this Figure 9 are replaced throughout this section. |
| | Overview | Figure 10 (Maximum Building Heights) is replaced with new Figure 10, based on LUPC direction for reduced heights (4-6 storeys in Town Centre Transition and maximum of 12 storeys in Town Centre, per Town Centre CR-1 zone). Excerpts of this Figure 10 are replaced throughout this section. |
| | Town Centre Land Use Designation | Policy 8.1.1 states buildings are not to exceed 12 storeys. |
| | Town Centre Land Use Designation | Policy 8.1.2 states that portions of buildings within 15 metres of Johnston Road are not to exceed four storeys (generally consistent with Town Centre CR-1 zone), and notes that heights are maximums, not guidelines for height |
| | Town Centre Land Use Designation | Images updated to only include buildings 12 storeys or less |
| | Town Centre Transition Land Use Designation | Policy 8.2.1 adds that existing institutional and utility land uses are supported and may be mixed in new buildings with multi-unit residential uses (institutional and utility land uses previously not allowed). |
| | Town Centre Transition Land Use Designation | Policy 8.2.1 states building types are to "range from low-rise to mid rise" instead of "low-rise to high-rise." |
| | Town Centre Transition Land Use Designation | Policy 8.2.2 states that heights in storeys are maximums, not guidelines for height transitions. |
| | Town Centre Transition Land Use Designation | Policy 8.2.3 changes the density bonus from 40% additional floor area for providing market rental to additional density and height for including new affordable housing components per new Housing policy 11.2.4. |
| | Town Centre Transition Land Use Designation | Policy 8.2.5 which supported additional height in Everall Neighbourhood area is deleted. |
| | Town Centre Transition Land Use Designation | Images updated to only include buildings 6 storeys and 4 storeys in height. |
| | Lower Town Centre Land Use Designation | Policy 8.3.2 notes that heights are maximums, not guidelines for height transitions, and notes that buildings adjacent to Roper Avenue should step down to 4 storeys on the Roper Avenue frontage. |
| | Lower Town Centre Land Use Designation | Images updated to remove buildings over 6 storeys in height. |
| | Waterfront Village Land Use Designation | Policy 8.4.2 revised to note that buildings west of Foster Avenue (West Beach) may be up to three storeys, and buildings east of Foster Avenue may be up to three storeys or four storeys where the top of the building is not more than 3.5 metres above the highest ground elevation on the property line. |
| | Waterfront Village Land Use Designation | Policy 8.4.3 has the last sentence removed ("Mixed-use buildings that do not front onto streets other than Marine Drive are not permitted.") as due to changes in the Land Use Plan, all Waterfront Village designated properties have frontage on Marine Drive. |
| | East Side Large Lot Infill Land Use Designation | Policy 8.7.2 revised to remove references to "between Russell Avenue and North Bluff Road" as the properties south of Russell Avenue have been changed to Mature Neighbourhood in the Land Use Plan. On North Bluff Road, east of Lee Street buildings up to four storeys and 1.5 FAR are permitted, and west of Lee Street buildings up to three storeys and 1.5 FAR are permitted, with additional height and density (six storeys and 2.5 FAR) allowed west of Lee Street if Affordable Rental Housing is provided. |
| | East Side Large Lot Infill Land Use Designation | Caption for image of six storey building (low-rise residential) revised to note that six storeys are only permitted with provision of Affordable Rental Housing. |
| | General | Policy 8.13.4 revised to note that maximum heights are to be applied as maximums and not as a height transition concept. New applications for height above these maximums will require an amendment to the OCP, and previously approved developments may proceed under their existing zoning. |
| | General | Policy 8.13.7 added to state that where existing zoning for a previously approved development on a property does not allow it to fully meet the current Development Permit Area guidelines, that to the extent they are inhibited by the zoning the DPA guidelines will not prevent the issuance of a Development Permit for the property. |

| OCP Section | OCP Sub-section | Description of Change |
|---|---------------------------------------|---|
| Section 11 (Housing) | Overview | New definition for Affordable Rental Housing defines it as being intended to be affordable to very low and low income households at rents not to exceed 20% below the average rent in White Rock as determined by the most recent CMHC annual rental market report, per the recommendation of the City's Housing Advisory Committee. |
| | Overview | Table added to include income thresholds for different income level groups. |
| | Objectives and Policies | Policy 11.2.1.a revised to state that Affordable Housing Reserve Fund (now established) is to be used to support the creation of new Affordable Rental Housing. |
| | Objectives and Policies | Policy 11.2.1.c revised to state that bonus density for areas identified in Figure 11 is applicable where 20% of the units are secured as Affordable Rental Housing. Additional clause notes that projects with previous third reading (i.e. Beachway) from Council under prior determination of affordable rental housing may be approved. |
| | Objectives and Policies | Policy 11.2.3 revised to state that Tenant Relocation Policy (now established) is to be followed. |
| | Objectives and Policies | Policy 11.2.4 added to provide three options for receiving support for additional density in Town Centre Transition area through providing an affordable housing component, and a general provision that would allow projects owned or operated by regional or provincial housing agencies to be considered. Policy would allow a rental redevelopment proposal submitted prior to 2021 (i.e. 1485 Fir Street) to provide a portion of the units at average rents rather than at 20% below average rents. |
| | Objectives and Policies | Figure 11 revised to exclude properties on North Bluff Road east of Lee Street from being eligible for height and density bonus for provision of Affordable Rental Housing. |
| | Objectives and Policies | |
| Section 22.3 (Town Centre DPA) | Buildings 22.3.1 | Guideline B revised to remove reference to "lower portions" of buildings as no more than 12 storeys are now permitted for new buildings. Sentence added to note that fewer steps (terracing; set backs) in building form may be acceptable if the building thereby achieves greater energy efficiency through a streamlined form. |
| | Pedestrian Realm and Landscape 22.3.2 | Image of 8+ storey mixed-use building on Johnston Road replaced with diagram of 4 storey mixed use building, as buildings along Johnston Road must be no more than 4 storeys for at least 15 metres from the property line. |
| Section 22.6 (Multi-Family DPA) | Buildings 22.6.1 | Guideline B revised to remove reference to "tower portions" of buildings, and step backs above the seventh floor, as no more than 6 storeys are now permitted for new buildings in areas under the multi-family DPA (i.e. Town Centre Transition, Lower Town Centre, East Side Large Lot Infill Area and Urban Neighbourhood designations). |
| | Buildings 22.6.1 | Image for guidelines B and G cropped to remove storeys above the sixth storey. |
| Schedule A (Land Use Plan) | Map (Designation) Change | Parcels west of Hospital Street, owned used as parking lot changed from Town Centre Transition to Institutional designation. |
| | Map (Designation) Change | Parcels on Elm Street changed from Waterfront Village to Mature Neighbourhood. |
| | Map (Designation) Change | Parcels south of Russell Avenue previously in East Side Large Lot Infill Area designation changed to Mature Neighbourhood. |
| | Map (Designation) Change | "Montecito" property at 1153 Vidal Street changed from Waterfront Village to Urban Neighbourhood. |
| | Map (Designation) Change | "Silver Moon" property at 1081 Martin Street changed from Waterfront Village to Urban Neighbourhood. |
| | Map (Designation) Change | Parcels not fronting on Marine Drive between Martin Street and Finlay Street changed from Waterfront Village to Mature Neighbourhood. |
| | Map (Designation) Change | Portion of 1454 Oxford Street dedicated to City changed from Town Centre Transition to Open Space and Recreation. |
| | Map (Designation) Change | |
| Schedule B (Form and Character DPA Map) | Map (Development Permit Area) Change | Parcels on Stayte Road at Russell Avenue designated as Neighbourhood Commercial changed from Multifamily DPA to Neighbourhood Commercial DPA |
| | Map (Development Permit Area) Change | Parcels south of Russell Avenue previously in East Side Large Lot Infill Area designation and changed to Mature Neighbourhood removed from East Side Large Lot DPA. |
| | Map (Development Permit Area) Change | Parcels on Elm Street removed from Waterfront Village DPA. |
| | Map (Development Permit Area) Change | Parcels not fronting on Marine Drive (i.e. fronting on Victoria Avenue) between Martin Street and Finlay Street removed from Waterfront Village DPA. |
| | Map (Development Permit Area) Change | "Silver Moon" and "Montecito" properties changed from Waterfront Village DPA to Multifamily DPA. |
| | Map (Development Permit Area) Change | |

THE CORPORATION OF THE
CITY OF WHITE ROCK



POLICY TITLE: OFFICIAL COMMUNITY PLAN CONSULTATION

POLICY NUMBER: PLANNING - 512

| | |
|--|--|
| <i>Date of Council Adoption:</i> November 7, 2016 | <i>Date of Last Amendment:</i> |
| <i>Council Resolution Number:</i> 2016-482; 2020-113 | |
| <i>Originating Department:</i> Planning and Development Services | <i>Date last reviewed by the Governance and Legislation Committee:</i> February 24, 2020 |

1. Purpose:

- 1.1 The *Local Government Act* requires local governments to provide one or more opportunities for consultation with persons, organizations and authorities that the local government considers will be affected by the development, repeal or amendment of an official community plan. This document sets out Council's consultation policies for implementing these requirements of the *Local Government Act*.

2. Background:

- 2.1 Section 475 (1) of the *Local Government Act* requires that during the development of an official community plan, or the repeal or amendment of an official community plan, a local government, in addition to a public hearing, must provide one or more opportunities it considers appropriate for consultation. Section 475 (2) of the *Local Government Act* requires local governments to consider whether the opportunities for consultation should be early and ongoing, and specifically to consider whether consultation is required with:
- i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - ii) the board of any regional district that is adjacent to the area covered by the plan;
 - iii) the council of any municipality that is adjacent to the area covered by the plan;
 - iv) first nations;
 - v) boards of education, greater boards and improvement district boards; and
 - vi) the Provincial and federal governments and their agencies.
- 2.2 Nothing in this policy fetters Council's absolute discretion in relation to any particular development of an official community plan, or repeal or amendment of an official community plan.

3. Policy:

3.1 During the development of an official community plan, or the repeal or amendment of an official community plan, Council will provide the following opportunities it considers appropriate for consultation with the following persons, organizations and authorities, being the persons, organizations and authorities Council considers will be affected, and the following consultation policy applies to the development of an official community plan and any repeal or amendment of an official community plan:

- 3.1.1 if a new plan, or a plan amendment or repeal, is in the opinion of the Director of Planning and Development Services inconsistent with the regional context statement, Metro Vancouver will be invited to participate in the early stages of the planning process, as soon as such inconsistency has been identified and will be consulted throughout the planning process;
 - 3.1.2 if a new plan under development, or a plan amendment or repeal, requires new servicing from the Greater Vancouver Sewage and Drainage District, they will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.3 if a new plan under development, or a plan amendment or repeal, is in an area immediately adjacent to the City of Surrey or Semiahmoo First Nation Reserve, the City of Surrey or Semiahmoo First Nation, as applicable, will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.4 if a new plan under development, or a plan amendment or repeal, is in an area that includes the whole or any part of the School District, or proposes new residential development greater than three (3) dwelling units, the School District will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process and in any event will be consulted at least once in each calendar year under section 476 (1) of the *Local Government Act*;
 - 3.1.5 if a new plan under development, or a plan amendment or repeal, includes land that is within an improvement district, that improvement district will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.6 if a new plan under development, or a plan amendment or repeal, affects areas of federal or provincial jurisdiction the appropriate department or agency or both will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process; and
 - 3.1.7 if a new plan is under development, TransLink or any successor entity will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process.
- 3.2 Consultation in the early stages of the planning process includes initial contact to discuss issues at the Staff level.

- 3.3 Consultation throughout the planning process will include:
 - 3.3.1 referral of draft options, concepts or plans;
 - 3.3.2 requests for comments, a timeline for response, and general outline of the approval process; and
 - 3.3.3 contact among staff members to review, discuss and clarify issues that might arise.
- 3.4 Consultation with the School District will include seeking input as to:
 - 3.4.1 the actual and anticipated needs for school facilities and support services in the School District;
 - 3.4.2 the size, number and location of the sites anticipated to be required for the school facilities referred to in s. 3.4.1;
 - 3.4.3 the type of school anticipated to be required on the sites referred to in s. 3.4.1;
 - 3.4.4 when the school facilities and support services referred to in s. 3.4.1 are anticipated to be required; and
 - 3.4.5 how the existing and proposed school facilities relate to existing or proposed community facilities in the area.
- 3.5 During the planning process for a new or updated official community plan, amendment or repeal of a plan, consultation with the public may include one or more of the following, subject to Council's discretion in each case:
 - 3.5.1 consultation at an early stage to determine a vision, goals, and potential policies (through a workshop or design charrette);
 - 3.5.2 open houses / public information meetings;
 - 3.5.3 questionnaires and surveys of opinions;
 - 3.5.4 meetings with individual landowners.

For certainty, during the planning process for an amendment of an official community plan initiated by an application, consultation with the public will include:

 - 3.5.5 open house / public information meeting as required in the Planning Procedures Bylaw, as amended.
- 3.6 Council will consider any input from the consultation process.
- 3.7 If an organization or authority listed under Section 2.1 does not respond to consultation efforts, within the timeline set out under Section 3.3.2, a notice will be sent to advise that the City will proceed with its consideration of the bylaw.

- 3.8 If an application has been submitted for an amendment to the zoning bylaw, which triggers an amendment to an existing official community plan, the zoning bylaw and official community plan amendments may be processed concurrently with consultation conducted as described in Section 3.1 through 3.5.
- 3.9 After first reading of an official community plan bylaw, Council will, in sequence:
 - 3.9.1 consider the plan in conjunction with the financial plan and any applicable waste management plan;
 - 3.9.2 hold a public hearing on the proposed official community plan in accordance with the requirements of the *Local Government Act*, as amended.

Attention: White Rock Mayor, Council Members, and Planning Department
Re: Motion Number LU/P-042

Dear White Rock Mayor, Council Members, and Planning Department:

On March 20th 2021 my husband, Lane Patrick Laycock, and I, Tara Leigh, purchased and took possession of our home 1148 Elm Street., White Rock, BC V4B 3R8. After living and working internationally, Lane and I are thrilled to be moving back to our hometown of White Rock, BC to raise our son young son.

We are writing to voice our concerns about an article brought to our attention by our neighbor, Kenneth Hemphill, (owner of 1152 Elm Street White Rock, BC V4B 3R9). The article, published April 16, 2021 in a the Surrey Now-Leader online states that White Rock City Council unanimously voted on April 12, 2021 to remove Elm Street from the Waterfront Village designation by an amendment to the Official Community Plan (OCP) without public consultation during a pandemic. According to Councilor Erika Johanson, "I'd like to keep Elm Street as it is". The owners of the existing 3 properties, built around 1911, value the heritage aspect of the properties, one of the key reasons we purchased and upgraded them.

White Rock is our home, our community. In fact, Lane and I met in this community, on this very beach years ago as teenagers working our first jobs at Charlie Don't Surf. We have seen over the years many updates to the White Rock Beach businesses and homes. While changes are always being made, we love White Rock's roots in history and quaint feel.

When recently looking for a new home, we instantly fell in love with the charm and history of Elm Street. In fact, 1148 Elm Street was the only property we looked at. It is important for us, as returning community citizens, to have our son live and appreciate the history of our amazing beach city. Since taking possession, we have invested in a number of costly and necessary upgrades and updates to our 1148 Elm Street property. We had a professional sealed electrician update and bring all electrical throughout the house up to electrical code. We have done the same with the plumbing. A professional government sealed plumber has made all repairs and replaced everything needed, included a new hot water tank, in order to bring the plumbing up to code.

Being that this home was built in a time that storage was limited, we hired a professional design company who has (as of this past Monday) completed a very unique renovation of our upper floor to now include new closet space for our master bedroom while preserving the character of the house. We had an entirely new closet space designed, created and constructed for our son's room and renovated the hallway closet. We are currently in the midst of making yard updates recommended to us by the building inspector to help better preserve our historical home and enhance our life here as a family.

We take pride in owning and caretaking part of White Rock's history. Our five-year-old son was thrilled to show the nurses that they had a photo of his house in the lobby of his grate grandmother's retirement home. Like our neighbors of the other two homes built in 1911 beside ours, we do not want the houses to be replaced in the near future. At the same time, we have invested everything we financially have into this home. We want to live here and see

our investment grow. We do not wish to see our property values take a hit merely because some individuals do not want to see any changes to the neighborhood. Councilor Johanson indicated "we need to respect what the neighborhood wants" and, to that effect, we would like to add our voices to the discussion. For the record, we are opposing this reclassification.

Walking down our Elm street you can see that our little ocean beach cabin style home is a part of a vibrant community which includes a mix of multi-unit commercial and residential properties. This diversity is needed in order to support businesses on the waterfront. We want to protect these businesses, the very businesses that Lane and I met and worked in. As is well known, these businesses struggle, especially during the off-season. To say the affected properties belong in a Mature Neighborhood is somewhat puzzling given there are multi-unit properties on all sides and nearby. There is limited affordable housing in the area, and passing the proposed amendment would make the situation even worse.

It is also important for Lane and I, owners of our 1148 Elm Street home, to express our concerns about the possibility of heritage and related designations under consideration for the 110-year-old Elm Street properties by the History and Heritage Advisory Committee. Under the Local Government Act and other provincial regulations, the City must negotiate compensation with the owners through this process, and act in good faith. Houses of over 110 years do not meet current standards, and are very expensive to maintain into perpetuity. Lane and I are not opposed to taking part in talks about how to preserve a piece of White Rock history however we do believe that home owners need to be compensated fairly. Being that Lane and I are from the White Rock community, having grown up here with White Rock beach sand between our toes since children, recently purchasing and investing into our 1148 Elm Street home is a part of our little love story. We are honored to have the opportunity to share our appreciation of this magical community's history with our son. We whole-heartedly welcome a collaborative and respectful discussion with the History and Heritage Advisory Committee and Local Government.

As for the Motion Number LU/P-042, we urge you to reconsider a rezoning reclassification that is being made without community input and consultation from homeowners and neighbors, who will be greatly affected by this punitive Council decision.

Sincerely,

The image shows three handwritten elements. On the left is a blue ink signature that appears to be 'L'. In the middle is a purple ink signature that appears to be 'AL'. To the right of the purple signature is a small, rectangular, light-colored tag with the name 'Asher' written on it in a simple, hand-drawn font.

The Owners of 1148 Elm Street

Tara Leigh, Lane Patrick Laycock and Asher Leigh, our five-year-old son, who has asked that his signature be added with ours to this letter requesting your attention so that his voice, the voice of tomorrow's White Rock Community, can be heard as well.

Attention: White Rock Mayor, Council Members, and Planning Department
Re: Motion Number LU/P-042 – In opposition to Waterfront Designation Change

Dear White Rock Mayor, Council Members, and Planning Department:

I own and live in “The Little Yellow Beach House” at 1156 Elm Street just steps from the White Rock promenade. It is a special place to live and I appreciate our community every single day. My neighbor next door told me that our White Rock City Council unanimously voted on April 12, 2021 to remove Elm Street from the Waterfront Village designation by an amendment to the Official Community Plan (OCP) without public consultation during a pandemic. It seems Councilor Erika Johanson said "I'd like to keep Elm Street as it is". I love the character of our home and the others like ours on Elm Street. In fact it's a dream for me to be here and retire in such a place. However I would never have bought the home if I'd known that on a whim it might be decided that the designation would change and the property value would decrease unfairly in relation to the rest of our neighborhood. I have made many improvements, including major electrical and plumbing upgrades, replacing the roof, graveling the laneway, painting throughout, a new bathroom, repairs to the deck, cleaning up the garden and putting in patios back and front plus various ongoing projects. I love being a part of White Rock's history, but at the same time, collectively we do not wish to see our property values decrease because some individuals do not want to see any changes to the neighborhood. With respect Councilor Johanson ...I strongly oppose this reclassification.

To be frank... It is not just “Covid” that has caused our local businesses to struggle on the waterfront. The beachfront is “tired”, and it's not a secret the off-season is difficult. These businesses need a local population sufficient to support what should be a desirable vibrant gorgeous community all year round. It seems obvious that ultimately there needs to be a mix of multi-unit commercial and residential properties. In fact there are multi-unit properties on all sides of mine and nearby. To now suggest that our properties in the suggested affected areas should belong in a Mature Neighborhood is a contradiction to what is needed and what already exists. It is also worth noting the obvious limited affordable housing in the area. Passing the proposed amendment would make the situation even worse.

I am also concerned about the possibility of heritage and related designations under consideration for our 110- year-old Elm Street properties by the History and Heritage Advisory Committee. Under the Local Government Act and other provincial regulations, the City must negotiate compensation with the owners through this process, and act in good faith. I will reiterate that I love the heritage of my home and have no intention of leaving here or developing this property personally, but I would never have bought the home if it had Heritage designation for the obvious reason that property values would not reflect the relative value of other properties in the area. I would be willing to discuss how to preserve a piece of White Rock history however we as owners need to be compensated fairly. I would welcome the opportunity to be part of a collaborative and respectful discussion.

With respect to Motion Number LU/P-042, please reconsider a rezoning reclassification. There has not been community input nor consultation from homeowners and neighbors. We will all be unfairly affected by such a Council decision.

Sincerely,

Lynn Kanuka

Lynn Kanuka

1156 Elm Street, White Rock, BC V4B 3R8

May 6, 2021

Attention: White Rock Mayor, Council Members, and Planning Department
Re: Motion Number LU/P-042

Dear White Rock Mayor, Council Members, and Planning Department:

I was reading the April 16, 2021 Surrey Now-Leader online and, to my surprise, learned White Rock City Council unanimously voted on April 12, 2021 to remove Elm Street from the Waterfront Village designation by an amendment to the Official Community Plan (OCP) without public consultation during a pandemic. According to Councillor Erika Johanson, "I'd like to keep Elm Street as it is". The owners of the existing 3 single family homes, built around 1911, value the heritage aspect of the properties, one of the key reasons we purchased and upgraded them. Across the 17 years I have owned 1152 Elm Street, I have made many improvements, including replacing the chimney, pipes, and roof; painting throughout; installing a gas fireplace; and repairs to decks and several rooms in house. This year, I completed an extensive bathroom renovation, including tub and tile replacement, upgrading venting and adding a heated floor. We take pride in owning and caretaking part of White Rock's history, and don't want the houses to be replaced in the near future. At the same time, we do not wish to see our property values take a hit merely because some individuals do not want to see any changes to the neighborhood. Councillor Johanson indicated "we need to respect what the neighborhood wants" and, to that effect, I would like to add my voice to the discussion. For the record, I oppose this reclassification.

A vibrant community includes a mix of multi-unit commercial and residential properties, which are needed in order to support businesses on the waterfront. As is well known, the businesses struggle, especially during the off-season. To say the affected properties belong in a Mature Neighborhood is somewhat puzzling given there are multi-unit properties on all sides and nearby. There is limited affordable housing in the area, and passing the proposed proposed amendment would make the situation even worse.

Furthermore, I would like to express my concerns about the possibility of heritage and related designations under consideration for the 110 year old Elm Street properties by the History and Heritage Advisory Committee. Under the Local Government Act and other provincial regulations, the City must negotiate compensation with the owners through this process, and act in good faith. Houses of over 110 years do not meet current standards, and are very expensive to maintain into perpetuity. I am not opposed to taking part in talks about how to preserve a piece of White Rock history while compensating the owners fairly. In fact, I welcome a collaborative and respectful discussion.

In regards to Motion Number LU/P-042, I urge you to reconsider a zoning reclassification without community input and consultation from homeowners and neighbors, who will be greatly affected by this punitive Council decision.
Sincerely,

Kenneth Hemphill
1152 Elm Street
White Rock, BC V4B 3R9

ATTN: White Rock Council Members

RE: MOTION NUMBER LU/P-042

Dear White Rock Council Members,

We are writing to you in regards to the motion recently passed by your council [Motion Number: LU/P-042]. This motion was moved and seconded that the Land Use and Planning Committee are endorsing the Waterfront Village OCP to be limited and/or referred to as only the buildings that front onto Marine Drive. We, as the property owners of 1164 Elm Street, are directly affected by this motion, and have numerous questions/concerns about this recent designation.

We are aware of the following:

- On March 8th and 29th 2021, White Rock Planning staff presented the results of a community survey regarding the OCP building heights and densities outside the Town Center.
 - The survey that was presented was solely based on a vote as to whether the Waterfront Village designation should be 3 or 4 stories on West and East beach. The CHANGE in the Waterfront Village designation boundaries was NOT mentioned in this Survey.
 - From our interpretation of the results of the Survey, the Public wanted to leave the waterfront OCP the same, with the possibility of minor adjustments to the # of stories. Again, the CHANGE in the Waterfront Village designation boundaries was NOT mentioned in this Survey.
- This motion will remove the Waterfront Village designation from our property, as it does not directly front onto Marine Drive.
- Staff are now being directed to look at existing conditions and contextual factors to apply an appropriate replacement designation. Staff have advised that the appropriate designation is Mature Neighborhood, due to its boundary being directly North, despite the fact that our existing building is a multifamily apartment and there are existing multifamily buildings to the East, West, and South.
- Our existing building is a dilapidated irreparable hazardous multifamily apartment building with zero heritage value which needs to be demolished and replaced to fit in the the newer multifamily buildings immediately adjacent to the site.
- Recommended OCP policy amendments stemming from the direction of the Committee/Council are likely to be presented in a staff report to the Land Use and planning committee in late May, 2021.

- The objective of the Waterfront Village designation is to enable a mix of multi-unit commercial AND residential use that establishes a seaside village characteristic and supports local businesses and public transit.

Based on the above facts, our concerns/questions are as follows:

1. Why was there no survey, public information meeting or consultation with the members of the community before this motion was passed?
2. This designation change will create non-conforming buildings on several existing properties currently designated as Waterfront Village, our property included.
 - a. This creates non-conforming properties.
 - i. Our property has an existing Apartment Building that will be non-conforming under a Designation Change to Mature Neighbourhood.
 - ii. With this change, numerous non-conforming properties will now exist. If these properties are damaged by fire/flood etc, owners will have no choice but to rebuild a single family home, taking away what may have been a townhouse, apartment building, etc. (all income providers).
 - b. This will cause a major decrease to all property's values.
 - i. Owners sense of security at the value of their property and the potential for future use will be obliterated – they purchased their property with the right to have options (potential for later development), which now will be taken away, rendering their properties use now single instead of multi faceted.
3. This designation change will allow for multiple non-conforming properties, which is creating a non-cohesive plan.
 - a. By passing this motion, the City is creating keyhole land designations, taking away the cohesiveness of the neighborhood and surrounding areas.
 - b. The area has already been developed into multi family buildings – to change it now doesn't make a lot of sense in regards to a land designation and OCP plan as a whole.
4. There is a major need for multi-unit residential to still exist and be built OFF of Marine Drive.
 - a. Locals to the area are what will cause Marine Drive to remain active during the entire year, not just the summer months. Locals are what allow the local businesses along Marine Drive to stay alive and thrive.

- b. Multi-unit residential will not be built if the designation changes to Mature Neighbourhood for properties not fronting marine drive. As mentioned above, with no Multi-unit residential properties, the population of people helping the businesses along Marine Drive will dramatically decrease.

As you can see, we feel very strongly about this sudden motion to change the Waterfront Village Boundary, and are questioning the transparency of this process. We would like the ability to discuss this in more detail and are very open to working together with council to ensure the correct fit for the City of White Rock.

We appreciate you listening to our concerns and look forward to hearing back from you.

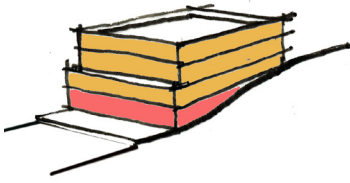
Thank you,

Norm Porter & Chuck Westgard
Owners of 1164 Elm Street

Redacted for privacy

Two handwritten signatures in black ink. The first signature on the left is stylized and appears to be 'NP'. The second signature on the right is more cursive and appears to be 'CW'.

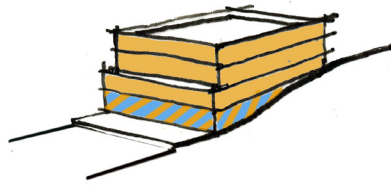
Waterfront Village



Mixed-use

The Waterfront Village has a seaside village character, with small scale mixed use buildings, as well as small scale multi-unit residential buildings that can readily accommodate future commercial uses as demand grows.

Objective 8.4 - To enable a mix of multi-unit residential and commercial uses that establishes a seaside village character and supports local businesses and public transit.



Flex-residential

Policy 8.4.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in low-rise buildings.

Policy 8.4.2 Density and Height – Allow a density of up to 2.0 FAR, in buildings up to three storeys in height, in the West Beach area west of Foster Street; properties without frontage on Marine Drive are limited to a density of up to 1.5 FAR. East of Foster Street, allow a density up of up to 2.0 FAR, in buildings up to three storeys in height, or four storeys where the building's height does not exceed 3.5 metres above the highest ground elevation along the property line.

Policy 8.4.3 Retail Areas – Strengthen existing retail areas by requiring street-fronting commercial uses on Marine Drive between Oxford Street and Foster Streets, and between Balsam Street and Maple Street. Allow street-fronting commercial uses elsewhere on Marine Drive.

Policy 8.4.4 Urban Design – Enhance the built and public realms through policies identified in Section 10 and guidelines in the Waterfront Development Permit Area in Part D.

Policy 8.4.5 Flexible Housing – Require the ground floor of new residential buildings fronting on Marine Drive outside of existing retail areas to be designed as flex spaces for potential future use as retail or office space.

Policy 8.4.6 Access – Strengthen access to the waterfront through strategies identified in Sections 10 and 13.

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2387**



A Bylaw to amend the
“City of White Rock Official Community Plan Bylaw, 2017, No. 2220”

WHEREAS pursuant to Part 14, Division 4 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

NOW THEREFORE the Council of the City of White Rock, in open meeting assembled, enacts as follows:

1. The existing Section 8 (Land Use) is deleted and replacing in its entirety with a new Section 8 (Land Use) as shown on Schedule “1” attached herein and forming part of this bylaw.
2. The existing Section 11 (Housing) is deleted and replacing in its entirety with a new Section 11 (Housing) as shown on Schedule “2” attached herein and forming part of this bylaw.
3. The existing Section 22.3 (Town Centre Development Permit Area) is deleted and replacing in its entirety with a new Section 22.3 (Town Centre Development Permit Area) as shown on Schedule “3” attached herein and forming part of this bylaw.
4. The existing Section 22.6 (Multi-Family Development Permit Area) is deleted and replacing in its entirety with a new Section 22.6 (Multi-Family Development Permit Area) as shown on Schedule “4” attached herein and forming part of this bylaw.
5. The existing Schedule A (Land Use Plan) is deleted and replacing in its entirety with a new Schedule A (Land Use Plan) as shown on Schedule “5” attached herein and forming part of this bylaw.
6. The existing Schedule B (Form and Character Development Permit Areas) is deleted and replacing in its entirety with a new Schedule B (Form and Character Development Permit Areas) as shown on Schedule “6” attached herein and forming part of this bylaw.
7. This Bylaw may be cited for all purposes as the “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387”.

| | |
|---|--------|
| RECEIVED FIRST READING on the | day of |
| RECEIVED SECOND READING on the | day of |
| PUBLIC HEARING held on the | day of |
| RECEIVED THIRD READING on the | day of |
| RECONSIDERED AND FINALLY ADOPTED on the | day of |

Mayor

Director of Corporate Administration

Schedule “1”

8.0 Land Use

Goal: The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.



Overview

The majority of the land area in the City of White Rock is dedicated to single family dwellings in Mature Neighbourhoods. Low-rise multi-unit buildings are the dominant form surrounding the Town Centre and Lower Town Centre, while a combination of low-rise, mid-rise, and high-rise residential and mixed-use buildings are located in the Town Centre. Commercial development is focused along Johnston Road and Marine Drive, and institutional and open space uses are scattered throughout the City.

Land use designations allow for the management of future development in the City. Future growth is to be focused in the Town Centre as well as the adjacent Town Centre Transition areas and the Lower Town Centre. Allowable densities (Gross Floor Area Ratio or FAR) for future development for these three land use designations are highlighted in Figure 9. Maximum heights (in storeys) for the same areas are outlined in Figure 10. Schedule A indicates the land use designation that applies to each property in the City.

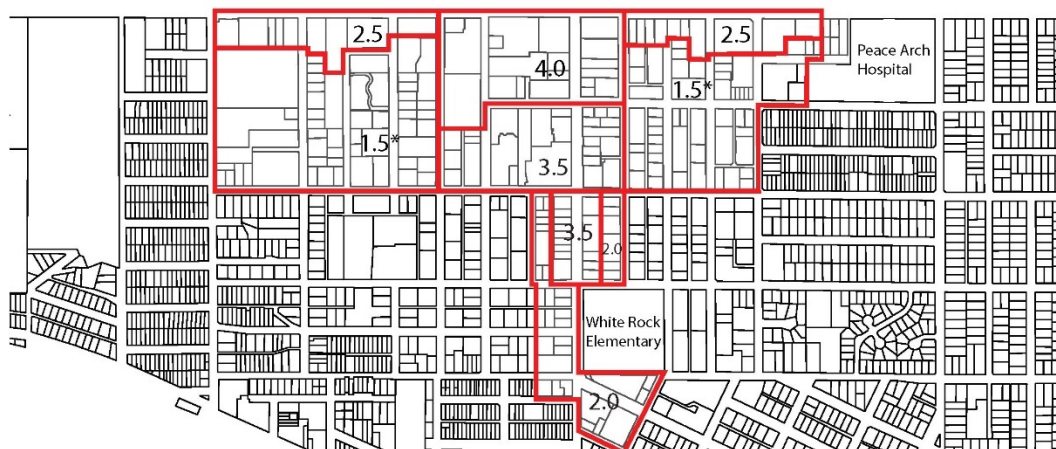


Figure 9 Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(* indicates density may be increased with inclusion of an affordable housing component)



Figure 10 Maximum Building Heights in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(*indicates where 6 storeys permitted with inclusion of affordable housing component)

Objectives and Policies

The objectives and policies in this section are organized by the following Land Use Designations.

Town Centre

The Town Centre is the centre for cultural, civic, economic, and public life in the City. It is characterized by a diverse mix of uses, and it is focus for the majority of future growth over the life of this Plan.

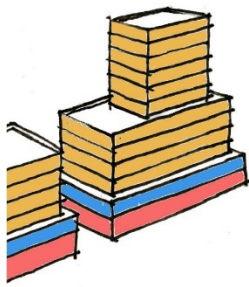
Objective 8.1 - To enable a concentrated mix of multi-unit residential and commercial uses to strengthen the heart of the city, reinforcing it as a neighbourhood, city-wide, and regional destination, and to provide sensitive transitions between the Town Centre and adjacent areas.

Policy 8.1.1 Uses and Building Types – Allow mixed-use (commercial/residential/ civic), multi-unit residential, and civic uses in a range of low-rise to high-rise buildings, with any new high-rises not to exceed 12 storeys.

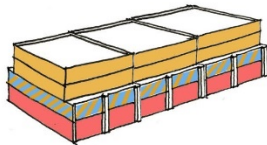
Policy 8.1.2 Density and Height – Concentrate the highest densities and heights in the area bounded by North Bluff Road, Johnston Road, Russell Avenue, and George Street. Maximum allowable densities (FAR) are outlined in Figure 9 and maximum heights (in storeys) are illustrated in Figure 10. Any portion of a building within 15 metres of Johnston Road is not to exceed four storeys in height.

Policy 8.1.3 Retail Streets – Strengthen existing retail streets by requiring continuous street-fronting commercial uses on Johnston Road. Street-fronting commercial uses are encouraged on North Bluff Road and on Thrift and Russell Avenues adjacent to Johnston Road, and will be considered on George Street. Small scale commercial uses may be appropriate in other areas of the Town Centre.

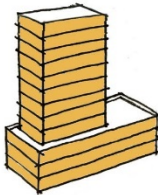
Policy 8.1.4 Urban Design – Enhance the built and public realms through policies identified in Section 9 and guidelines in the Town Centre Development Permit Area in Part D.



Town Centre mixed-use (on North Bluff Road)



Town Centre mixed-use (on Johnston Road)



Town Centre residential

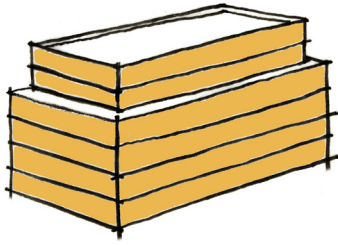


Maximum Height in Town Centre

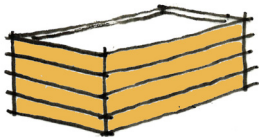


Gross FAR in Town Centre

Town Centre Transition



Along North Bluff Road, and where an affordable housing component is included in the building



Properties south of North Bluff Road, and east and west (without an affordable housing component)

The Town Centre Transition area is residential in character, with densities and heights that support the Town Centre and provide transitions to neighbouring low to mid rise residential areas.

Objective 8.2 - To enable a concentration of multi-unit residential uses to provide easy access to and to strengthen the commercial uses in the Town Centre and the transit corridor on North Bluff Road, and to provide a transition to surrounding low- to mid-rise residential areas.

Policy 8.2.1 **Uses and Building Types** – Allow multi-unit residential uses, with mixed-use (commercial/residential) on George Street and adjacent to the hospital. Existing institutional and utility uses are also supported and may be mixed in new buildings with multi-unit residential uses. Building types range from low-rise to mid-rise.

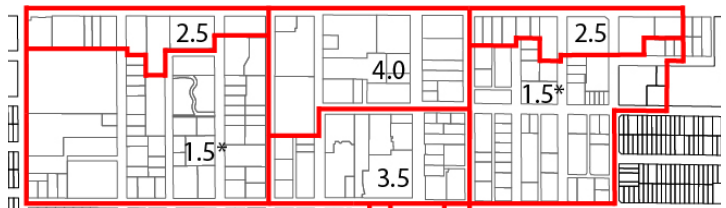
Policy 8.2.2 **Density and Height** – Concentrate the highest heights and densities adjacent to the Town Centre along North Bluff Road. Maximum allowable densities (FAR) are outlined in Figure 9 and policy 8.2.3, and maximum heights (in storeys) are illustrated in Figure 10.

Policy 8.2.3 **Affordable Housing Density / Height Bonus** – Allow properties in the areas identified with the * on Figure 9 and 10 to rezone up to six storeys and 2.5 FAR (2.8 FAR if providing replacement rental units) where the development includes the one of the affordable housing components identified in policy 11.2.4.

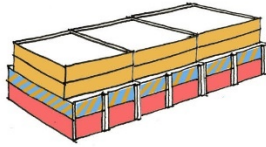
Policy 8.2.4 **Urban Design** – Enhance the built and public realms through guidelines included in the Multi-Family Development Permit Area in Part D. Focus on the establishment of a greenway between the Town Centre and Centennial Park, as per Sections 13 and 15.



Maximum Height in Town Centre Transition
(* indicates where up to 6 storeys would be permitted with an affordable housing component)



Gross FAR in Town Centre Transition
(* indicates where up to 2.5 FAR/2.8 FAR would be permitted with an affordable housing component)



Primary form: mixed-use low rise buildings

Lower Town Centre

The Lower Town Centre has a village-like character; and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

Objective 8.3 - To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationship to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian-scale of the area while providing for modest residential intensification to support local businesses and public transit.

Policy 8.3.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in primarily mid-rise and low-rise buildings.

Policy 8.3.2 Density and Height – Concentrate the highest heights and densities adjacent along Johnston Road between Thrift and Roper Avenues. Maximum allowable densities (FAR) are outlined in Figure 9 and maximum heights (in storeys) are illustrated in Figure 10. Buildings adjacent to Roper Avenue should step down to four storeys on the Roper Avenue frontage.

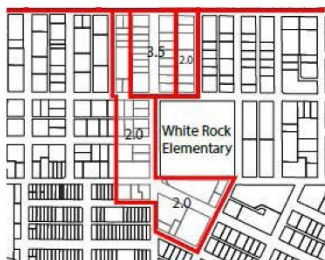
Policy 8.3.3 Retail Streets – Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.

Policy 8.3.4 Urban Design – Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D.

Policy 8.3.5 Edges – Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.

Policy 8.3.6 Views – Strengthen the village and seaside character of the Lower Town Centre by optimizing views to the water from the public realm, and as per the Lower Town Centre Development Permit Area guidelines in Part D.

From the Town Centre, transition from 6 - 4 Storeys along Johnston Road between Thrift and Roper

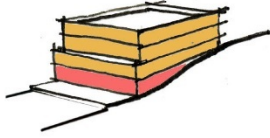


Gross FAR in Lower Town Centre



Maximum Heights in Lower Town Centre

Waterfront Village



Mixed-use

The Waterfront Village has a seaside village character, with small scale mixed use buildings, as well as small scale multi-unit residential buildings that can readily accommodate future commercial uses as demand grows.

Objective 8.4 - To enable a mix of multi-unit residential and commercial uses that establishes a seaside village character and supports local businesses and public transit.



Flex-residential

Policy 8.4.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in low-rise buildings.

Policy 8.4.2 Density and Height – Allow a density of up to 2.0 FAR, in buildings up to three storeys in height, in the West Beach area west of Foster Street. East of Foster Street, allow a density up to 2.0 FAR, in buildings up to three storeys in height, or four storeys where the building's height does not exceed 3.5 metres above the highest ground elevation along the property line.

Policy 8.4.3 Retail Areas – Strengthen existing retail areas by requiring street-fronting commercial uses on Marine Drive between Oxford Street and Foster Streets, and between Balsam Street and Maple Street. Allow street-fronting commercial uses elsewhere on Marine Drive.

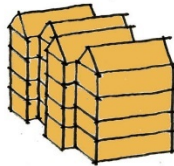
Policy 8.4.4 Urban Design – Enhance the built and public realms through policies identified in Section 10 and guidelines in the Waterfront Development Permit Area in Part D.

Policy 8.4.5 Flexible Housing – Require the ground floor of new residential buildings fronting on Marine Drive outside of existing retail areas to be designed as flex spaces for potential future use as retail or office space.

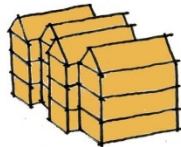
Policy 8.4.6 Access – Strengthen access to the waterfront through strategies identified in Sections 10 and 13.



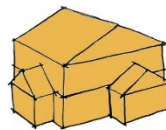
Low-rise residential



Townhouse



Ground-oriented townhouse



Single family home

Urban Neighbourhood

The Urban Neighbourhood areas build on the existing character of apartment areas, protecting existing stock while providing opportunities for more low-scale multi-unit residences within walking distance of the Town Centre.

Objective 8.5 - To enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial uses, and provide further transition from the Town Centre, Lower Town Centre, and Town Centre Transition areas.

Policy 8.5.1 Uses and Building Types – Allow multi-unit residential uses in townhouses and low-rise buildings.

Policy 8.5.2 Density and Height – Allow a density of up to 1.5 FAR in buildings up to four storeys in height.

Policy 8.5.3 Urban Design – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.

Policy 8.5.4 Connectivity – Maintain a fine-grained block structure in the Urban Neighbourhood area, and establish direct and continuous walking connections, particularly leading to and from the Town Centre and Lower Town Centre areas.

Policy 8.5.5 Design and Context – Encourage designs that respond to the form of adjacent development, particularly when abutting Mature Neighbourhood areas.

North Bluff East

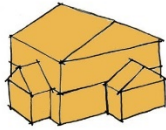
The North Bluff East area strengthens the transit corridor along North Bluff and provides gentle transitions to low-rise residential neighbourhoods to the south. This area is characterized by low-scale multi-unit and single-detached homes.

Objective 8.6 - To enable multi-unit residential units that support the transit corridor on North Bluff Road.

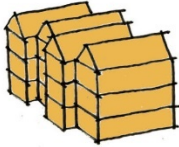
Policy 8.6.1 Uses and Building Types – Allow multi-unit residential uses in townhouses, as well as duplexes, triplexes, and single family homes.

Policy 8.6.2 Density and Height – Allow a density of up to 1.0 FAR for townhouses, in buildings up to three storeys in height. Density and height maximums for duplexes, triplexes, and single family homes shall be as required in the City's Zoning Bylaw.

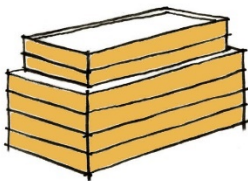
Policy 8.6.3 Urban Design – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.



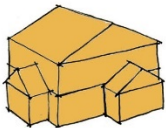
Single family home



Townhouse



Low to mid-rise residential (six storeys allowed only with Affordable Rental Housing included)



Single family home

East Side Large Lot Infill

The East Side Large Lot Infill area is characterized by a diverse mix of homes, ranging from single-detached houses to low-rise apartments, that respond to both surrounding Mature Neighbourhoods and the activities and scale of the Peace Arch Hospital area.

Objective 8.7 - To enable a mix of residential forms and choices in the area east of the Peace Arch Hospital – as well as select commercial uses to support the Hospital – that are compatible with adjacent Mature Neighbourhood areas and supportive of transit along North Bluff Road.

Policy 8.7.1 Uses and Building Types – Allow multi-unit residential uses in townhouses and low to mid-rise buildings, mixed-use buildings (commercial/office/residential), and single family homes.

Policy 8.7.2 Density and Height – Allow mixed-use buildings on Finlay Street with a maximum density of 2.5 FAR in buildings of up to six storeys in height. Allow ground-oriented townhouses on Maple Street with a maximum density of 1.5 FAR in buildings of up to three storeys. On North Bluff Road, allow townhouses and low-rise buildings up to 1.5 FAR, in buildings up to four storeys east of Lee Street, and up to three storeys west of Lee Street, with six storeys and 2.5 FAR west of Lee Street if Affordable Rental Housing is included as outlined in policy 11.2.1.c. Density and height maximums for single family homes shall be as required in the City's Zoning Bylaw.

Policy 8.7.3 Urban Design – Enhance the public and built realms as outlined in the East Side Large Lot Infill Development Permit Area guidelines in Part D.

Mature Neighbourhood

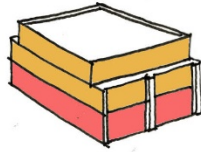
Mature Neighbourhoods are comprised largely of White Rock's existing single family housing stock. These areas will continue to be characterized by low-scale residential uses while accommodating gentle infill.

Objective 8.8 - To enable single-detached and gentle infill opportunities, to protect the character of existing mature single family neighbourhoods while supporting housing choice and affordability.

Policy 8.8.1 Uses and Building Types – Allow single family homes, duplexes, and triplexes. Allow secondary suites in single-detached houses.

Policy 8.8.2 Density and Height – Allow density and height maximums for duplexes, triplexes, and single family homes as outlined in the City's Zoning Bylaw.

Policy 8.8.3 Urban Design – Enhance the public and built realms, and maintain the existing residential character of established neighbourhoods with gentle infill (duplexes and triplexes), as per the Mature Neighbourhood Infill Development Permit Area guidelines in Part D.



Mixed-use

Neighbourhood Commercial

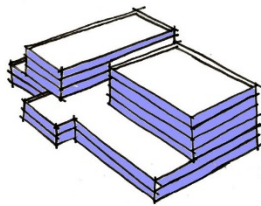
Neighbourhood Commercial areas are small-scale retail nodes within largely residential areas, providing amenities and locally-oriented commercial services in established neighbourhoods.

Objective 8.9 - To enable limited, small-scale, neighbourhood-serving commercial uses that provides services and amenities in largely residential areas.

Policy 8.9.1 Uses and Building Types – Allow commercial uses and mixed-uses (commercial/residential) in low-rise buildings.

Policy 8.9.2 Density and Height – Allow a density of up to 1.0 FAR in buildings up to three storeys in height.

Policy 8.9.3 Urban Design – Enhance the built and public realms as outlined in the Neighbourhood Commercial Development Permit Area guidelines in Part D.



Institutional

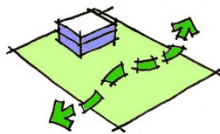
Institutional and Utility

These uses are public or semi-public in character, providing needed services to the community.

Objective 8.10 - To enable institutional and civic facilities such as schools, hospitals, major complex care facilities, civic buildings and facilities, and major utility buildings and facilities.

Policy 8.10.1 Uses and Building Types – Allow institutional and utility uses, and mixed-use (institutional, residential, and accessory commercial) in primarily mid-rise and low-rise buildings.

Policy 8.10.2 Density and Height – Determine the scale and height of buildings based on compatibility with surrounding development.



Park with accessory building

Open Space and Recreation Area

Open spaces and recreation areas are diverse in character, scale, and programmatic qualities, providing recreational amenities and habitat protection throughout the city.

Objective 8.11 - To enable both passive and active recreation, habitat protection, and natural area preservation.

Policy 8.11.1 Uses – Provide for recreation areas and protected areas.

General

Objective 8.12 - To utilize land use efficiently and in a manner that provides social, economic, and ecological benefits across the city.

Policy 8.12.1 Community Amenity Contribution – Require community amenity contributions in accordance with the City's Density Bonus / Amenity Contribution Policy.

Policy 8.12.2 Home-Based Businesses – Enable home-based businesses in neighbourhoods throughout the City.

Policy 8.12.3 Child Care – Encourage childcare uses in areas with higher concentrations of housing, including in multi-family and mixed-use areas.

Policy 8.12.4 Vacant and Under-Utilized Lands – Encourage the redevelopment of vacant lands and parking lots, particularly those on retail streets.

Objective 8.13 - To ensure development applications are reviewed and processed in a consistent manner.

Policy 8.13.1 Maximum Densities – Apply maximum allowable FARs to all new development applications, but not to previously approved developments where the existing zoning allows density beyond the maximum FAR contemplated in this Plan, buildings under construction, or existing buildings. An amendment to this Plan is required to allow an FAR above the maximum contemplated in this Plan.

Policy 8.13.2 Blended Density – Calculate allowable FAR for sites that straddle FAR boundaries in Figure 9 by taking a weighted average.

Policy 8.13.3 Land Dedications and Density – Calculate allowable FAR prior to any land dedications that may be required with new developments.

Policy 8.13.4 Maximum Heights – Apply maximum allowable heights to all new development applications, but not to previously approved developments where the existing zoning allows height beyond the maximum height contemplated in this Plan, buildings under construction, or existing buildings. An amendment to this Plan is required to allow height above the maximum contemplated in this Plan.

Policy 8.13.5 Lot Consolidation – Encourage lot consolidations where smaller sites do not allow for functional development at the allowable FARs.

Policy 8.13.6 Permitted Uses – Require the uses in new developments to be consistent with the uses specifically permitted in the applicable land use designation. An amendment to this Plan is required to change the land use designation that is applicable to a given site as outlined in Schedule A.

Policy 8.13.7 Existing and Previously Approved Developments – To the extent that existing site-specific (Comprehensive Development) zoning on a property inhibits the ability of buildings to fully achieve Development Permit Area guidelines in Section 22, the guidelines shall not prevent the issuance or amendment of a Development Permit in that zone.

Schedule “2”

11.0 Housing

Goal: The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.



Overview

White Rock currently has a mix of residential uses that characterize different areas of the city. While single family homes in the Mature Neighbourhood area account for the large majority of land area in White Rock, the greatest proportion of housing starts in the last decade have been apartments.

White Rock experiences housing affordability challenges along with the rest of the Lower Mainland, in which housing costs are well beyond a price-to-income ratio that justifies the price of housing. Regionally, 33.5% of households spent greater than 30% of their income on housing in 2011. In White Rock, this value was slightly lower at 31.4%.

Supporting new Secure Market Rental and Affordable Rental Housing will help improve housing affordability in the City. Secure Market Rental units are designated for rental purposes only and protected with a covenant, lease agreement, or housing agreement registered against title for the life of the building.

New Affordable Rental Housing is defined as being intended to be affordable for very low and low income households by making the maximum rent at least 20% below the average rent in the White Rock area, as determined by the most recent rental market report from Canada Mortgage and Housing Corporation. For reference purposes, the following table provides the income thresholds for different income groups, using 2016 Census gross household income data for White Rock. By capping the rent for Affordable Rental Housing at no higher than 20% below the average rent in White Rock, these rents would generally not exceed 30% of the gross household income at the top end of the low income range, or near the low end of the moderate income range. Further reductions below average rent that would make the Affordable Rental Housing units even more affordable would likely require grants or operating subsidies from senior levels of government.

| Household Income Group | Percent of Median Income | Income Range (2016 Census) |
|------------------------|--------------------------|----------------------------|
| Very Low Income | Less than 50% | Less than \$31,173 |
| Low Income | 50% to 80% | \$31,173 to \$49,875 |
| Moderate Income | 80% to 120% | \$49,876 to \$74,813 |
| Above Moderate Income | 120% to 150% | \$74,814 to \$93,516 |
| High Income | More than 120% | \$93,517 or greater |

The policies in this section support elements of existing housing patterns, while expanding housing choice for a broader range of individuals, households, and income levels. Policies in this section also treat housing as a strategic asset that can be used to leverage other outcomes. For example, concentrating housing near transit and in mixed use areas supports transportation choice, reduces congestion, supports local businesses, promotes healthy lifestyles, and addresses many of the other goals of this OCP.

Objectives and Policies

Objective 11.1 - To expand housing choices for existing and future residents, and increase diversity of housing types for a variety of household sizes, incomes, tenures, needs, and preferences.

Policy 11.1.1 Family-Friendly Housing – Increase the attractiveness and affordability of housing in White Rock for families by:

- Encouraging applicants to provide ground floor units with front door access to the street in all rezoning applications for residential developments greater than three storeys in height;
- Providing a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms in all rezoning applications for residential developments with more than 20 dwelling units; and

- c. Establishing outdoor amenity space requirements for multi-unit residential developments.

Policy 11.1.2 Age-Friendly Housing for People with Disabilities – Incorporate age-friendly measures that respond to the needs of older individuals and people with disabilities by:

- a. Developing design criteria for accessible units and establishing a minimum number of units required to be accessible in new developments; and
- b. Reducing parking requirements for dwelling units that are secured by a housing agreement for occupancy by persons with disabilities.

Policy 11.1.3 Housing Choices Everywhere – Focus residential densities in the Town Centre, but ensure that housing choices are distributed throughout the city in all neighbourhoods. Allow duplexes and triplexes throughout the Mature Neighbourhoods.

Policy 11.1.4 Secondary Suites – Explore opportunities to allow additional secondary suites to increase rental housing stock and improve housing affordability for homeowners, where relevant requirements such as parking and BC Building Code issues are addressed, including:

- a. Considering secondary suites in duplexes and triplexes;
- b. Considering two secondary suites in single-detached houses; and
- c. Reviewing and updating parking requirements for secondary suites.

Objective 11.2 - To support rental housing and a range of non-market housing options and needs along the housing spectrum.

Policy 11.2.1 New Non-Market and Rental Housing – Support new affordable and rental housing, especially in transit-accessible locations, by:

- a. Using the Affordable Housing Reserve Fund to support the creation of new Affordable Rental Housing units in partnership with other agencies and organizations;
- b. Waiving community amenity contributions for affordable rental housing developments and considering reductions for developments that include secure market rental units;
- c. Allowing rezonings for projects with at least 20% of the units secured as affordable rental housing with a density of up to 2.5 FAR and a maximum of six storeys in the areas identified in Figure 11. Despite the present definition of affordable rental housing in the overview, zoning applications which have received third reading under a prior determination of affordable rental housing may be approved;
- d. Considering making City-owned land available to non-profit organizations for use in affordable housing developments;
- e. Supporting the addition of ancillary rental housing on institutional sites, such as places of worship, where additional development can be accommodated;
- f. Requiring a minimum one-to-one replacement of the existing rental dwelling units when an existing rental building is proposed for redevelopment, with the average unit size of the replacement units at least 80% that of the units being replaced; and/or
- g. Reviewing parking requirements to determine the extent to which they can be relaxed for non-market and rental housing within walking distance (i.e. 400-800 metres of real travel distance) of frequent transit service and/or commercial areas.

Policy 11.2.2 Existing Rental Housing – Retaining low-rise rental building stock in the Urban Neighbourhood areas south of Thrift Avenue to preserve affordable and rental housing. Allow expansions to rental buildings with an additional 0.3 FAR and an additional 20 units per acre beyond the maximums allowed under current zoning.

Policy 11.2.3 Tenant Relocation – Follow the tenant relocation policy to support those affected by redevelopment of existing rental housing. Plans for relocating existing residents will be the responsibility of the developer.

Policy 11.2.4 Affordable Housing Bonus – Allow rezonings in the Town Centre Transition area to permit buildings up to six storeys and 2.5 FAR where the development provides:

- For strata housing development, at least 20% of the units as Affordable Rental Housing;
- For secured market rental development without a requirement to replace existing rental units, at least 10% of the units as Affordable Rental Housing;
- For a development replacing existing rental units and providing compensation to tenants in accordance with the City's Tenant Relocation Policy, at least 5% of the units as Affordable Rental Housing. Projects with applications submitted prior to 2021 may be approved with at least 5% of the units secured at average rents for a period of 10 years, instead of 20% below average for the life of the building. Developments in this category may have a density up to 2.8 FAR.

For projects owned or operated by regional or provincial housing agencies, or non-profit housing co-operatives, Council may approve rezonings up to six storeys and 2.5 FAR according to the merits and affordability in the proposal.



Figure 11 Potential Affordable Rental Housing Sites



22.3 Town Centre Development Permit Area

The objectives of this Development Permit Area are to:

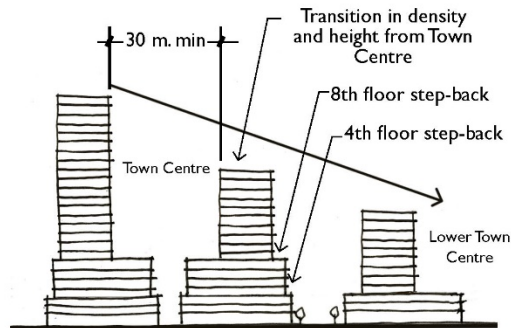
- Reinforce Town Centre as the cultural, commercial, and civic heart of White Rock
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



The Heart of Our City

22.3.1 Buildings

- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. The tallest and densest developments are to be located at the intersection of Johnston and North Bluff Roads, with heights and densities decreasing to the south and west as outlined in Figures 8 and 9. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Set buildings back from the property line at least 3 metres, with a further stepping above the second or third floor in mixed use areas and above the fourth floor in residential areas. Consider an additional step back above the seventh floor. Fewer steps in building form may be accepted where the building achieves greater energy efficiency by a streamlined form.
- c. Create visual interest with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- d. Ensure main entrances of residential and mixed-use buildings are level with the sidewalk. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.
- g. Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to



Guidelines a and b: Decreasing heights and densities moving from the Town Centre to the Lower Town Centre, 30 metre tower separations, and stepping building forms



Guidelines d, j, and h: Ground-oriented units, entrances directly off of and level with the sidewalk, natural materials, and private outdoor space



Guidelines c, d, g and k: Windows and colour variations along the front elevation, weather protection above the entrance level with the sidewalk, and projecting signage

create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.

- h. Provide common outdoor amenity spaces for residents in mixed use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space, such as a balcony or ground level patio, where possible. Provide ground floor units with a semi-private front patio. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.
- i. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- j. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- k. Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.



Guidelines d and e: Mixed-use development addressing both street frontages, with entrances and weather protection along both streets



Guideline f: Facade articulation and narrow store fronts with entrances at regular intervals



Guideline k: Commercial projecting signs

22.3.2 Pedestrian Realm and Landscape

- a. Site new development back from the intersection of Johnston Road and North Bluff Road to create a “Gateway” to the City. Design this space as a plaza and incorporate public art and/or a Town Centre welcome feature or sign.
- b. Create a “Heart” in the Town Centre by setting buildings back on all four corners at the intersection of Johnston Road and Russell Avenue and building a Central Plaza or Park in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street. Enhance these public spaces with public art and opportunities for programmed uses.
- c. Provide continuous commercial frontage along both sides of Johnston Road, and allow additional street-front commercial along North Bluff Road and portions of Thrift and Russell Avenues adjacent to Johnston Road. Bicycle parking adjacent to retail entrances is encouraged.
- d. Improve the public realm along Johnston Road in accordance with the results of the Johnston Road Upgrade. Widen sidewalks throughout the Town Centre (minimum 1.8-2.5 metres), and install ornamental street lamps and street furniture. Provide space for patios adjacent to commercial retail frontages. Curb let-downs are to be designed to accommodate wheelchair and scooter movement.
- e. Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- f. Site buildings to create outdoor public spaces and through-block walking connections, as these spaces create opportunities for a variety of pedestrian-oriented activities and uses. Special attention should be paid to establishing linear park connections from Russell Avenue north and Johnston Road west to the Central Plaza/Park, and west from the intersection at Russell Avenue and Foster Street to Centennial Park.



Guideline a: Setting buildings back from the corner of North Bluff Road and Johnston Road creates a plaza with public art and a gateway feature or sign



Guidelines b and f: Building siting creates a fine-grained network of pathways, parks, and open spaces

Park Space / Greenways
Plazas / Sidewalks

- g. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.
- h. Increase the quantity, density, and diversity of trees planted in the Town Centre, with both deciduous and coniferous tree species. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.
- i. Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant and native species requiring minimal irrigation. Use lawn alternatives such as groundcovers or sedums to limit watering requirements and increase biodiversity. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.
- j. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.
- k. Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid "light spill" onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.



Guideline c: Street-level commercial development focused along Johnston Road, with residential development focused at the west side of the Town Centre



Guidelines f, h, and i: Through-block pedestrian connections provide a variety of pedestrian routes, public spaces create opportunities to gather, and trees provide

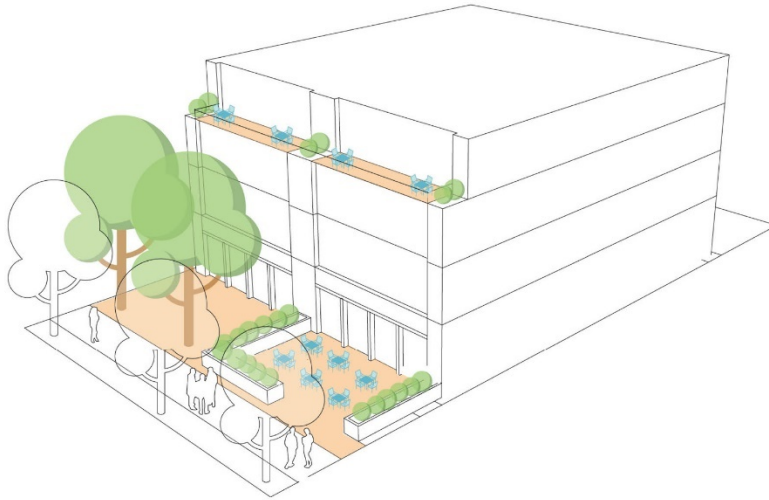


Diagram showing mixed-use building step-backs and pedestrian realm along Johnston Road.



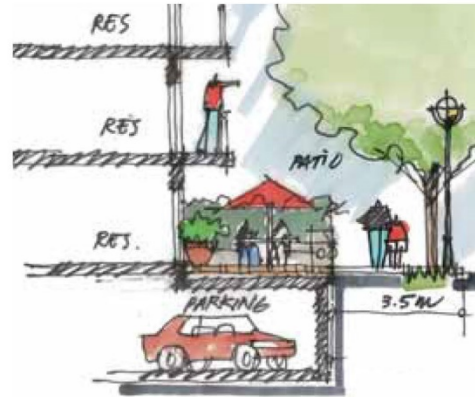
Section showing residential step-backs, parking, pedestrian realm and use of street fronting outdoor amenity spaces.

22.3.3 Parking and Functional Elements

- a. Locate parkade entrances at the rear or side of buildings where possible, separate from pedestrian entrances. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- b. Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings are accessible from parkades for those with mobility impairments.
- c. Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.
- d. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



Guideline a: Parkade entrance softened by landscaping



Guideline b: Below grade, off-street parking

22.6 Multi-Family Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



Life Near the Centre

22.6.1 Buildings

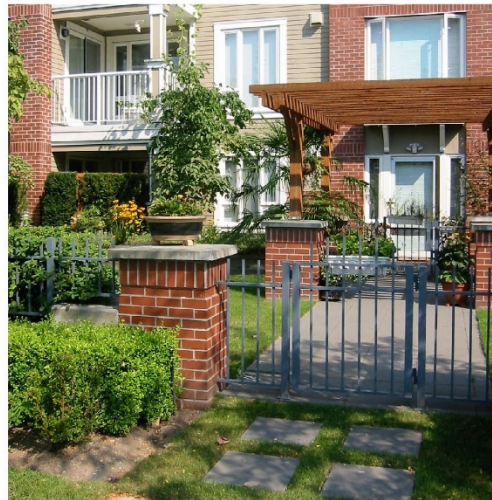
- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design, with height transitions as outlined in Figure 9 in applicable areas. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Set buildings back from the property line at least 3 metres to provide enough space for gardens and shade trees in the front yard. Include a further step back above the fourth floor.
- c. Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front set-back between units. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- d. Ensure the main entrances of residential apartment buildings are level with the sidewalk to create a barrier free environment for aging in place. Townhouses may have elevated patios and entrances. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances. Residential units on the ground floor should be ground-oriented.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units



Guideline a and e: Addressing both street frontages and stepping down and back to create a smoother transition to the adjacent, lower density residential area



Guideline a and c: Materials, roof lines and front entrances create visual interest and soften transitions between multi-family development areas and single family areas



Guideline d: Ground-oriented residential units

fronting a given street without incorporating architectural elements.

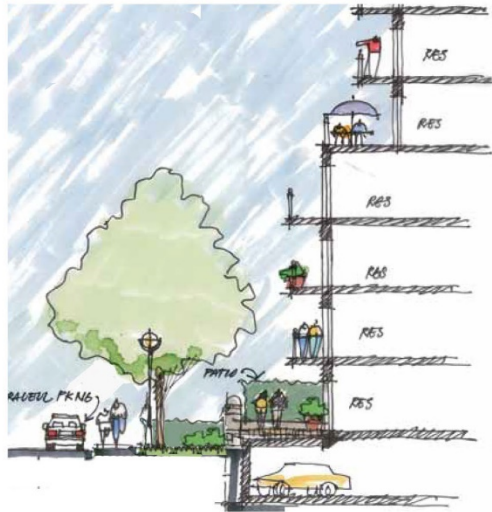
- g. Provide shared outdoor amenity spaces for residents in mixed-use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each residential unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.
- h. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- i. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- j. Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.
- k. Blocks of side-by-side townhouses are limited to a maximum of eight contiguous units. Lot consolidation to allow for street-fronting townhouse developments are encouraged.

22.6.2 Public Realm and Landscape

- a. Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

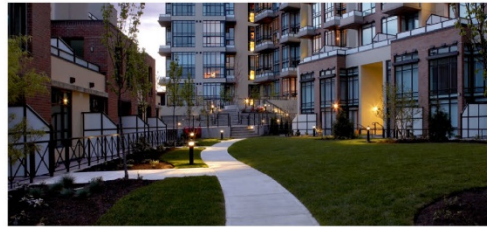


Guidelines c and i: Massing and natural materials are varied to break up the building front and create visual interest



Guidelines b and g: Section showing apartment stepped apartment building form and outdoor amenity spaces

- b. Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- c. Site buildings to create through-block walking connections. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid. Special attention should be paid to establishing a linear park connection between the Town Centre and Centennial Park. Enhance these public spaces with public art and opportunities for programmed uses.
- d. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public, to semi-public, to private areas.
- e. Increase the quantity, density, and diversity of trees planted. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED safety principles.
- f. Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.
- g. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's ISWMP. This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.
- h. Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid "light spill" onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.



Guidelines c and h: A pedestrian pathway through a development, with lighting



Guideline d: Areas not covered by paving are landscaped, with a diverse, native, drought tolerant shrub layer



Guideline g: On-site, natural stormwater management
Image: La Citta Vita.



Guideline c: Permeable pavers
Image: Center for Watershed Protection Inc.

22.6.3 Parking and Functional Elements

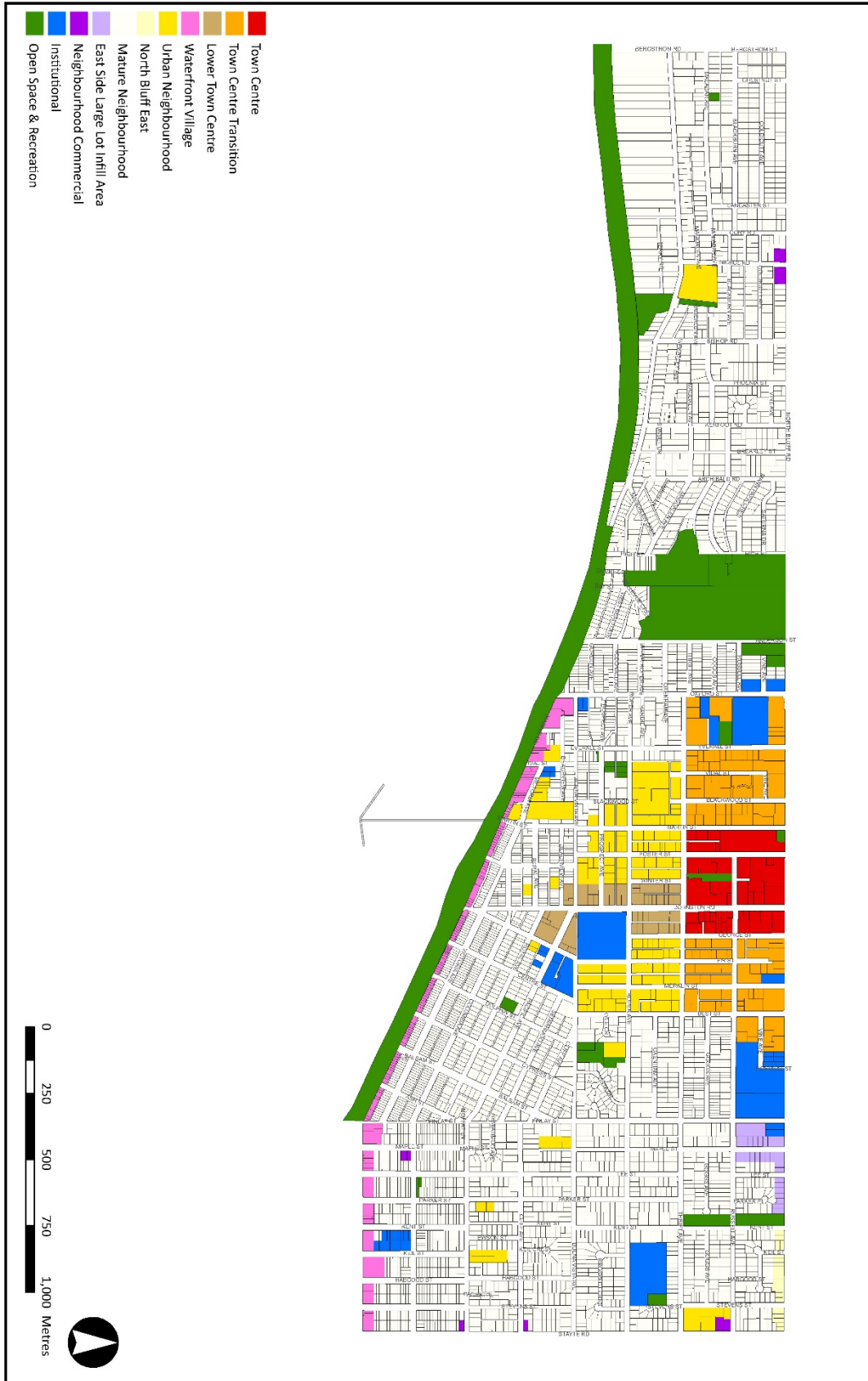
- a. Locate parkade entrances at the rear or side of buildings where possible and separate from pedestrian entrances. Vehicular access from North Bluff Road will only be considered when alternative access is not available. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- b. Use a single internal vehicular access for townhouse developments where possible, with a shared parkade or individual garages. Provide landscaped areas between garages in townhouse developments that have multiple direct vehicular accesses from the street.
- c. Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings are accessible from parkades for those with mobility impairments.
- d. Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.
- e. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



Guideline a: Parking entrances are designed to be discrete and softened by landscape

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Schedule “5”



Schedule “6”

