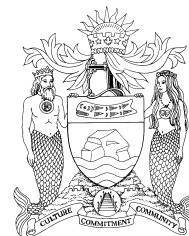


THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: January 13, 2020

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning & Development Services

SUBJECT: Draft Permits and Bylaws, and Public Hearings/Meetings for Cannabis Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated January 13, 2020 from the Director of Planning and Development Services titled “Draft Permits and Bylaws, and Public Hearings/Meetings for Cannabis Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014);”
2. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320”;
3. Recommend that Council direct staff to schedule the required Public Hearing for the zoning amendment application at 15177 Thrift Avenue (Bylaw No. 2320);
4. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323”;
5. Recommend that Council direct staff to schedule the required Public Hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Cannabis Store Separations) Bylaw, 2020, No. 2323;”
6. Recommend that Council direct staff to schedule the required Public Meeting for Development Variance Permit No. 426 and Temporary Use Permit 19-012, in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-012 for 1484 Johnston Road;
7. Recommend that Council direct staff to schedule the required Public Meeting for Temporary Use Permit 19-014 in conjunction with the Public Hearing for Cannabis Licence Resolution Request 19-014 for 1550 Johnston Road;
8. Recommend that following the above-mentioned Public Hearings and Public Meetings, Council give third and final reading to Bylaw No. 2323 if more than one cannabis store is supported for approval; and
9. Recommend that following the above-mentioned Public Hearings and Public Meetings, Council:
 - a. approve or deny the applicable permits or amendment bylaw related to each application, and

- b. give a resolution for each of the private applications to the Liquor and Cannabis Regulation Branch identifying if Council recommends approving or denying the cannabis retail store licence, and direct that the Director of Corporate Administration provide a copy of the staff report dated December 2, 2019 titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014),” this corporate report dated January 13, 2020, the minutes of the applicable Public Hearing and Meeting, and Council’s resolution on the applicable permit(s) to the Liquor and Cannabis Regulation Branch as documentation of gathering the views of residents on the cannabis licence application as well as the views of the City on the general impact on the community if the application is approved.

BACKGROUND

On December 2, 2019, the Land Use and Planning Committee received a corporate report titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)” and directed that staff prepare draft Temporary Use Permits and Development Variance Permit so that Council could direct staff to schedule Public Hearings and Public Meetings for all three of the cannabis store applications received by the City.

The application from “A Little Bud Cannabis” at 1484 Johnston Road (civic address of 1478 Johnston Road) for a Temporary Use Permit for a cannabis store also requires a Development Variance Permit to reduce the setback to an existing child care centre from 100 metres to 80 metres. The draft Temporary Use Permit 19-012 for this application is attached as Appendix A, and the draft Development Variance Permit No. 426 is attached as Appendix B.

The application from “Choom” at 1550 Johnston Road (civic address of 1542 Johnston Road) has a draft Temporary Use Permit 19-014 attached as Appendix C.

In order for Council to approve more than one cannabis store within 1000 metres of another cannabis store, an amendment to the Zoning Bylaw No. 2000 would be required, as that minimum separation distance which is currently in place would not allow for more than one cannabis store. A draft zoning amendment bylaw (Bylaw No. 2323) has been prepared that would replace this current separation distance with a maximum number of three cannabis stores within the Town Centre area. Draft Bylaw No. 2323 is attached as Appendix D.

The corporate report dated December 2, 2019 titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)” included a draft zoning amendment bylaw (Bylaw No. 2320) for the application from the BC Liquor Distribution Branch which would allow a cannabis store at 15177 Thrift Avenue in the CD-16 zone, as well as restricting the sale of cannabis accessories to within a cannabis store but not within 500 metres of a property where a cannabis store is permitted through zoning or a Temporary Use Permit. The draft Bylaw No. 2320 is attached as Appendix E, and the corporate report is attached as Appendix F (without appendices).

PAST PRACTICE / POLICY / LEGISLATION

Requirement for Public Meetings/Hearings for Applications

The City’s Planning Procedures Bylaw No. 2234 requires a Public Meeting for any Temporary Use Permit application or Development Variance Permit that Council is proposing to issue, and

Public Hearings are required for Zoning Amendment Bylaws (unless waived by Council in accordance with section 464(2) of the *Local Government Act*). Further, for cannabis licence applications from private operators, the Planning Procedures Bylaw requires a Public Hearing (which may be held in conjunction with required Public Meetings).

Requirement for Comments to LCRB for Private Store Applications

When the Liquor and Cannabis Regulation Branch (LCRB) receives an application for a cannabis retail store licence, before the licence is considered for approval it requires a resolution from the local government in favour of the application. If the local government makes a recommendation to deny the application the LCRB may not issue the licence, and if the local government makes a recommendation in favour of the application, then the LCRB has discretion whether or not to issue the licence.

When providing comments to the LCRB on an application, a local government must gather the views of residents and the comments must also:

- be in writing (this may or may not be in the form of a resolution)
- show that the local government has considered the location of the proposed store
- include the views of the local government on the general impact on the community if the application is approved
- include the views of residents if the local government has gathered residents' views, and a description of how they were gathered
- include the local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based.

The local government should also provide any supporting documents referenced in their comments. A guideline document from the Province outlining local governments' role in licensing non-medical cannabis retail stores is attached as Appendix F.

White Rock Zoning Bylaw No. 2000 - Current Regulations for Cannabis Stores

The Zoning Bylaw currently does not permit cannabis stores in any zone. An amendment to the Zoning Bylaw would be required in order to permit a cannabis store (as applied for at 15177 Thrift Avenue by the BC Liquor Distribution Branch), or a Temporary Use Permit application may be approved to temporarily allow the use (as applied for at 1484 Johnston Road and 1550 Johnston Road) within the Town Centre area. The existing provisions for Temporary Use Permits for cannabis stores do not allow cannabis store to be located within 1000 metres of another cannabis store, which would only allow a single cannabis store in the Town Centre area.

If Council intends to approve more than one cannabis store within the Town Centre area, section 4.1.3(b)(ii) would need to be amended before the second store could be approved.

- 4.1.3 (b) A *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted in the Town Centre area, bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street, in accordance with the following general conditions:
- i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre* (notwithstanding, a new *child care centre* shall not be limited by the distance to a *cannabis store*);

- ii) the premises containing the *cannabis store* use shall be located a minimum of 1000 metres from another *cannabis store* within White Rock;
- iii) the premises containing the *cannabis store* use shall be located a minimum of 30 metres from Bryant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road;
- iv) unless a government cannabis store, the *cannabis store* has a valid license issued in accordance with the *Cannabis Control and Licensing Act*, as amended;
- v) the cannabis store shall not sell any goods or things until the *Cannabis Act* has come into force, and it has obtained a valid business licence (no business licence will be issued to any applicant for cannabis store use unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner).

ANALYSIS

The attached draft Temporary Use Permits for 1484 Johnston Road and 1550 Johnston Road reflect the specifics of each application, including the floor area of the store, operating hours, and parking spaces proposed by the applicants. The terms and conditions tie the Temporary Use Permits to the issuance of a licence from the LCRB and a business licence from the City, and also include the conditions that the Temporary Use Permit would be automatically revoked if the Provincial cannabis retail store licence is cancelled or if the property is deemed a nuisance property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw.

If Council directs staff to schedule the public hearings and public meetings for all three applications, there would be four Public Hearings/Meetings scheduled, as follows:

1. *Public Hearing for Bylaw No. 2320* - for 15177 Thrift Avenue application from the BC Liquor Distribution Branch, and minimum distance for sale of cannabis accessories from cannabis stores
2. *Public Hearing for Bylaw No. 2323* to amend general zoning regulation that requires a 1000 metre separation between cannabis stores and has the effect of limiting the number of cannabis stores to one in the Town Centre
3. *Public Hearing/Meeting for TUP No. 19-012, DVP No. 426, and Cannabis Licence Resolution Request 19-012* – for 1484 Johnston Road application from A Little Bud Cannabis
4. *Public Hearing/Meeting for TUP No. 19-014 and Cannabis License Resolution Request 19-014* – for 1550 Johnston Road application from Choom BC

OPTIONS

The Land Use and Planning Committee can:

1. Recommend that Council give first and second readings to the draft zoning amendment bylaws in this corporate report and direct staff to schedule the required Public Hearings and/or Public Meetings (as applicable) in relation to each of the three proposals for a cannabis store;

2. Request that staff make amendments to the draft bylaws and/or permits for one or more of the applications for a cannabis store and direct staff to schedule; or
3. Direct staff not to proceed with one or more of the applications.

Option 1 is consistent with the direction provided by the Land Use and Planning Committee on December 2, 2019, and is incorporated into the recommendations at the beginning of this corporate report.

The recommendations at the beginning of this corporate report also provide direction on Council's future options if the public hearings and public meetings for these applications move ahead, including approval or denial of the application as well as providing a resolution to the Liquor and Cannabis Regulation Branch regarding the cannabis licence resolution request for the private cannabis store applicants.

CONCLUSION

This corporate report is provided to the Land Use and Planning Committee to introduce draft Temporary Use Permits for proposed cannabis stores at 1484 Johnston Road and 1550 Johnston Road, and a draft Development Variance Permit for the proposed store at 1484 Johnston Road, so that the required Public Meetings and Public Hearings for all three cannabis store applications (including the government store application at 15177 Thrift Avenue) can be scheduled. This report also introduces a draft Zoning Amendment Bylaw that would be required if Council is to approve more than one cannabis store in the Town Centre, and outlines the requirements for Council to provide comments to the Liquor and Cannabis Regulation on the private store applications.

Respectfully submitted,



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

Comments from the Chief Administrative Officer:

This corporate report is provided for information and to introduce zoning bylaw amendments, temporary use permits, and a development variance permit associated with proceeding to public hearings and public meetings for three cannabis store applications that were introduced to the Land Use and Planning Committee on December 2, 2019.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Draft Temporary Use Permit 19-012 for 1484 Johnston Road
- Appendix B: Draft Development Variance Permit No. 426 for 1484 Johnston Road
- Appendix C: Draft Temporary Use Permit 19-014 for 1550 Johnston Road
- Appendix D: Draft Zoning Amendment Bylaw, 2012, No. 2323 (Cannabis Store Separations)
- Appendix E: Draft Zoning Amendment Bylaw, 2010, No. 2320 (CD-16 Cannabis Retail) for 15177 Thrift Avenue
- Appendix F: Staff report dated December 2, 2019 titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)”

THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORAR□ USE PERMIT NO. 19-012

1. This Temporary Use Permit No. 19-012 is issued to Wong Yuet Wah Chau and Rosa Kwok Lai Chow 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:

West Half Lot 2 Except: The West 7 Feet□Section 11 Township 1 New Westminster District Plan 8096
PID: 011-426-381
(Civic: 1478 Johnston Road)

As indicated on Schedule A

(hereinafter referred to as □the Lands□).

2. This Temporary Use Permit No. 19-012 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 160 square metres□
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the east side of the building□

- e) The driveway access must have a speed hump, stop sign, and pedestrian crossing warning sign installed on the property, in accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - f) The driveway access must be delineated on the Johnston Road portion of the building to the satisfaction of the Director of Engineering and Municipal Services, in general accordance with recommendations of the report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC, attached hereto as Schedule B;”
 - g) The permittee must provide a minimum of nine on-site parking spaces for the *cannabis store* use
 - h) The permittee must maintain a minimum of five off-site parking spaces for the employees of the *cannabis store*
 - i) The *cannabis store* shall not be open to customers prior to 10:00 AM on any day and shall be closed no later than 11:00 PM from Monday to Saturday and 8:00 PM on Sunday
 - j) 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
 - k) 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
 - l) 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
 - m) 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 _____, 2020.

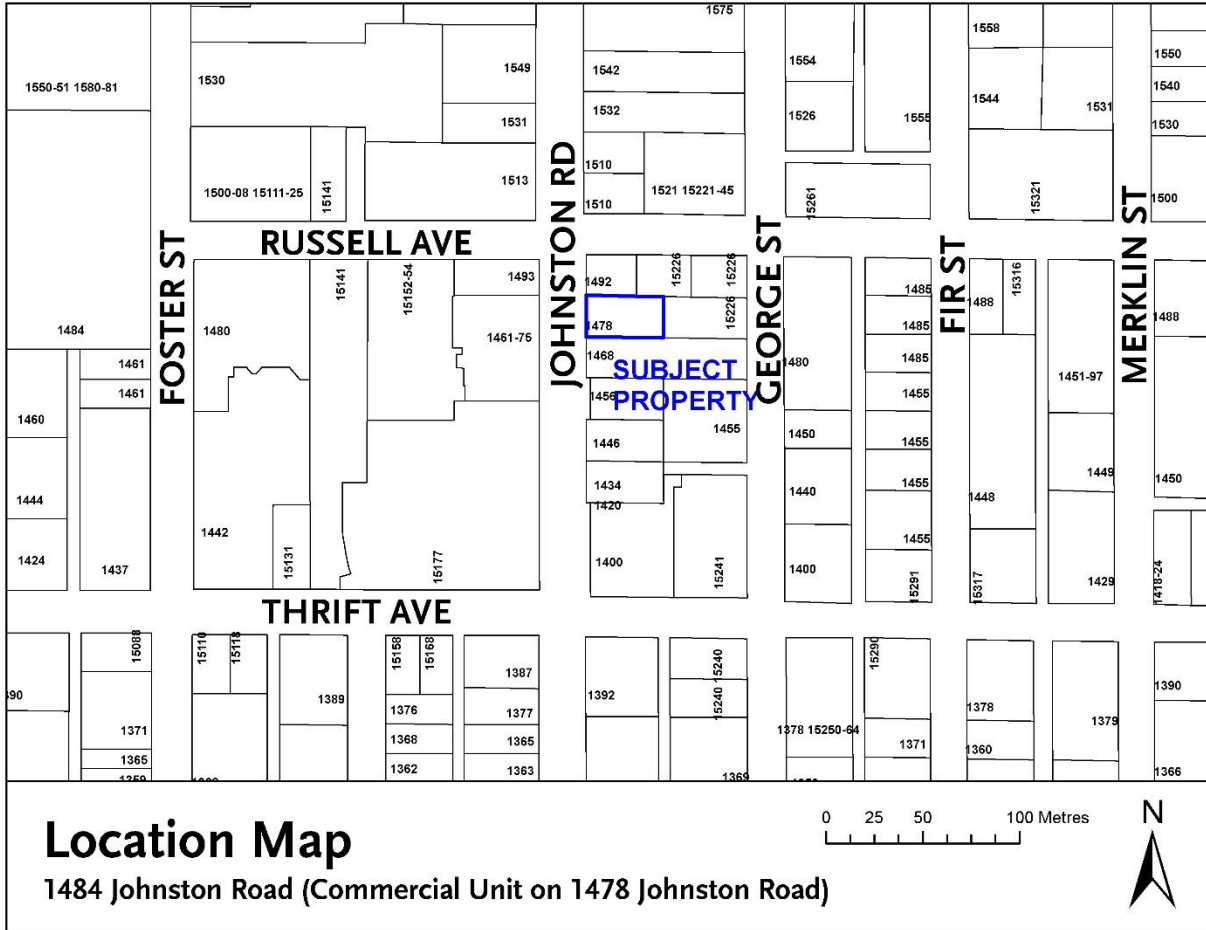
This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2020.

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

Schedule A – Location Map



Schedule B – Report dated June 27, 2019 from Aaron Chang, P.Eng, Creative Traffic Solutions, titled “1484 Johnston Road Traffic Engineering Services White Rock, BC



84a moody street
port moody, british columbia
canada v3h 2p5
604.936.6190
604.936.6175
www.cts-bc.com

MEMORANDUM

TO: Randy Tingskou, A Little Bud
FROM: Aaron Chan, P.Eng., CTS
DATE: 27 June 2019
RE: 1484 Johnston Road Traffic Engineering Services
White Rock, BC
FILE NO: 7082-061



Aaron Chan
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

- 1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
- 2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
- 3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

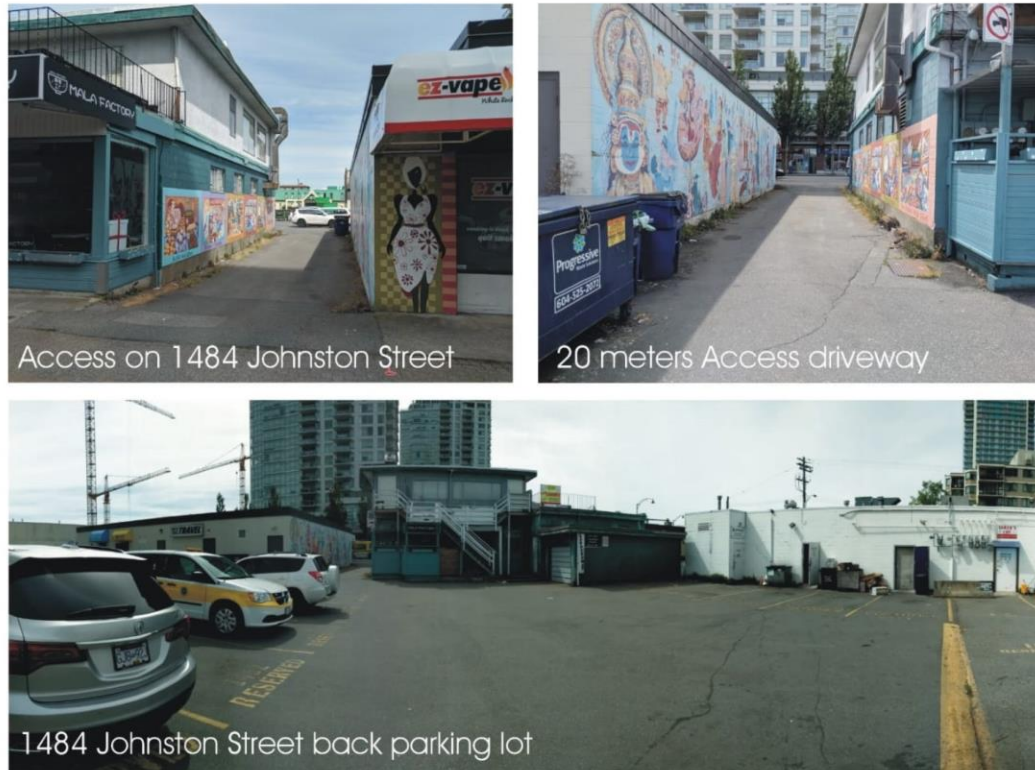
CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

FIGURE 1 illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

FIGURE 1
STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT



2.0 DISCUSSION AND RECOMMENDATION

2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, “Stop” sign, “Pedestrian Crossing” Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: December 2, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated December 2, 2019 from the Director of Planning and Development Services, titled “Cannabis Retail Store Applications (TUP/DVP/LL 19-012, ZON 19-013, TUP/LL 19-014);”
 2. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-16 – Cannabis Retail) Bylaw, 2019, No. 2320; and
 3. Recommend that Council direct staff to schedule the required Public Hearing for the zoning amendment application at 15177 Thrift Avenue.
-

EXECUTIVE SUMMARY

The Planning and Development Services Department has received three separate proposals for a non-medical cannabis retail store, all located within the Town Centre area. The use of a property for the sale of cannabis is currently not permitted in any zone, and to allow any of these proposals would require Council’s approval in the form of either a Temporary Use Permit or an amendment to the zoning bylaw. The submitted applications include two Temporary Use Permit applications from private proponents, and one zoning amendment application for a government cannabis store that would be operated by the BC Liquor Distribution Branch. The civic address and respective applicant for each proposal is noted below:

- 1484 Johnston Road – A Little Bud Cannabis Ltd. (private)
- 15177 Thrift Avenue – BC Liquor Distribution Branch (government)
- 1550 Johnston Road – Choom BC Retail Holdings Inc. (private)

All three submitted applications have conducted a Public Information Meeting to discuss their proposal with the public and obtain early feedback on their application. This corporate report provides the Land Use and Planning Committee (LUPC) with staff’s evaluation of the three applications in relation to the assessment criteria that were shared with the Governance and Legislation Committee on February 25, 2019, and the preliminary public feedback.

Of the three proposals, staff consider that the rezoning application at 15177 Thrift Avenue (within Phase 2 of Miramar Village; currently under construction) is the preferred option based on meeting or exceeding the majority of the assessment criteria.

The Temporary Use Permit application at 1550 Johnston Road (the current location of ‘Health Express’) generally meets the expectations of the assessment criteria, however the location offers fewer parking spaces than will be available for the commercial parking at Miramar Village.

The Temporary Use Permit application at 1484 Johnston Road would have similar on-site parking constraints and also require a Development Variance Permit to reduce the minimum setback distance from a cannabis retail store to an entrance to a child care, and the City has received a petition and letters opposed to that application from both the child care centre and the church where the child care centre is located; this application is not recommended to be moved forward.

While the existing framework in the Zoning Bylaw for cannabis retail stores anticipates that a single location would be allowed in the city through a Temporary Use Permit, Council is not obligated to approve any of the proposals, or alternately could direct staff to amend the Zoning Bylaw to allow more than one location.

If Council elects to move one or more applications forward for consideration, the next step in the process would be to schedule a Public Meeting/Public Hearing for Council to receive representations from the public on the application(s), following first and second readings of a zoning amendment bylaw, if applicable.

Should Council consider approving a cannabis retail store, staff also recommend that the Zoning Bylaw be amended concurrently to require that sale of cannabis accessories (as defined under the federal *Cannabis Act*) be no closer than 1 kilometre from a cannabis retail store, to prevent an overconcentration of similar businesses within the vicinity of a cannabis retail store.

PAST PRACTICE/POLICY/LEGISLATION

Federal and Provincial Legislation

On October 17, 2018 cannabis became legal in Canada, according to Federal Government Bills C-45 and C-46. The Province has implemented this legalization in BC through two pieces of cannabis legislation. The first is the *Cannabis Distribution Act* (CDA), which enables the Province to be the sole wholesale distributor of cannabis and operate government (or ‘public’) cannabis retail stores, as well as establish an online system for the sale of cannabis and cannabis accessories, through the existing Provincial Liquor Distribution Branch (LDB).

The second Provincial legislation is the *Cannabis Control and Licensing Act* (CCLA), which includes minimum age of possession, personal cultivation and consumption regulations, and sets out a retail licensing regime (for privately operated stores), among other items.

The Provincial Liquor and Cannabis Regulation Branch (LCRB) is responsible for licensing privately operated cannabis retail stores and monitoring the cannabis retail sector. In terms of the approval process for government or private cannabis retail stores, applicants must receive local government support, by way of Council resolution (or comments and recommendation from a Council-delegated person), to receive a retail license from the Province.

City of White Rock Framework

June 25, 2018 Corporate Report to Land Use and Planning Committee

Phase 1 of the Zoning Bylaw Update was undertaken in May 2018, and included public consultation on cannabis legalization and how it could relate to potential retail sales, personal cultivation and consumption in White Rock. Based on the feedback received and staff analysis regarding land use compatibility, urban design and local retail context considerations, on June 25, 2018 staff presented preliminary directions regarding cannabis to LUPC. This report included a recommendation to update the existing smoking and vaping prohibitions in the White Rock Public Health Smoking Protection Bylaw (citing cannabis as prohibited), and a Zoning Bylaw update to allow cannabis retail store(s), according to these options that reflected a ‘limited and gradual’ approach to allowing cannabis retail sales in White Rock:

- Option 1: Continue Cannabis Prohibition (no stores; cannabis available by on-line sales);
- Option 2: Single Store Pilot (Town Centre only);
- Option 3: Multiple Stores (max. three stores, 1 in Town Centre, 2 on Waterfront); and
- Option 4: Graduated Multiple Store Approach (Town Centre now, Waterfront later).

LUPC directed staff to bring forward amendments to the White Rock Public Health Smoking Protection Bylaw (cannabis prohibition), and Zoning Bylaw, according to ‘Option 2’ above.

July 9, 2018 Corporate Report to Land Use and Planning Committee

On July 9, 2018, staff brought forward detailed amendments to the Public Health Smoking Protection Bylaw and the Zoning Bylaw to implement the proposed preliminary directions, including Temporary Use Permit (TUP) provisions that would enable ‘Option 2’ and allow for a single cannabis store in White Rock’s Town Centre area. A TUP, by way of specific land use, design and business license regulations in the Zoning Bylaw, can be used to determine the exact location of a cannabis retail store, as well as the conditions under which it would operate.

Relative to zoning for cannabis retail, which allows it on a property as a ‘right’ (potentially long term), the TUP approach allows the City to revoke the TUP and remove store operations if issues arise that are not remedied by the store operator. A TUP can remain in effect for up to three years, and an additional three years if renewed by Council. Once a TUP lapses, the use ceases until a new TUP is approved by Council. Council may choose at some point in the future to consider a rezoning for a ‘good operator’, where a cannabis retail store has been operating with a TUP for a reasonable amount of time and without negative impacts to surrounding properties.

November 19, 2018 Corporate Report to Land Use and Planning Committee

On November 19, 2018, Council received a corporate report titled “Cannabis Legalization Status Report and Next Steps,” that noted the Planning Procedures Bylaw and Business License Bylaw would need to be amended to establish an application process and parameters for a cannabis store in White Rock.

February 25, 2019 Corporate Report to Governance and Legislation Committee

On February 25, 2019, the Governance and Legislation Committee received a corporate report titled “Amendments to the Planning Procedures Bylaw and Business Licence Bylaw for Cannabis Store Application Process,” and subsequently Council approved the amendments to those bylaws as recommended in the report, enabling an application process for Temporary Use

Permits specifically for cannabis retail stores as well as establishing business licence fees for cannabis retail stores.

ANALYSIS

Temporary Use Permits versus Zoning Amendment

As noted in the Past Practice section above, the initial adoption of a Temporary Use Permit (TUP) framework to enable a single cannabis retail store in the City was seen as a ‘limited and gradual’ approach to introducing what is a relatively uncommon and potentially higher impact land use to a city with a small commercial area. By the City having the ability to impose conditions on a permit holder and revoke the permit if issues related to the conditions were not resolved, this would help to mitigate the risk that an irresponsible business could set up under a more permissive zoning bylaw framework (i.e. where cannabis stores were outright permitted in a particular zone), cause issues in the community and then be able to continue to operate even if the zoning bylaw were changed to no longer allow them, as a legally non-conforming use.

While the application from the BC Liquor Distribution Branch (LDB) is a rezoning application and not a Temporary Use Permit application, it is still being processed as part of the overall single store pilot approach. The process for selecting a single cannabis retail store is not a ‘first-come, first-served’ approach, and the purpose of setting up assessment criteria was to provide a more objective basis for comparing various locations, proponents and their proposals. Ultimately Council has the discretion to choose none of the proposals, or to choose a proposal that is rated lower than another, based on other factors that Council considers relevant.

The LDB identified in discussion with staff that as their organization is accountable to taxpayers, and there are considerable expenses in the tenant improvements needed to set up and operate a store, that they would be pursuing a zoning amendment application for their proposed location. As the LDB is a government organization with a long track record of operator liquor stores across British Columbia, some of the concerns around irresponsible business practices by that prompted the TUP approach are less relevant.

Overall Evaluation

The summary of the assessment criteria for the applications at 1484 Johnston Road, 15177 Thrift Avenue, and 1550 Johnston Road are included at Appendices A, B, and C respectively. In the following sections the highlights of each application (merits and concerns) are provided.

15177 Thrift Avenue – BC Liquor Distribution Branch

As the public store operator in BC, the LDB is already operating non-medical cannabis retail stores in seven locations across the province, with more locations set to open in the near future. The LDB also provides online sale of cannabis, and as the public liquor retailer it operates 197 BC Liquor Stores. This experience in legal cannabis sales and extensive experience in the retail business with other regulated products is an advantage in demonstrating responsibility, commitment to educating the public on responsible use, and accountability. Other unique aspects of being a public store operator include that revenue generated through LDB is remitted back to the Provincial Government to support public services. As the legal cannabis retail industry is relatively new and the distribution networks are getting established, the revenues are anticipated to increase over time.

The location proposed for the BC LDB store is a 325 square metre (3,500 square foot) space in a mixed use residential and commercial development (Miramar Village, Phase 2) which is currently under construction. As there will be multiple retailers in the development, including a food/grocery store, the total customer parking available in this location (approximately 180 in the parkade as well as some surface parking) far exceeds the amount of parking which is provided by the other proposals. Given the multiple tenants in this building, it is likely that the security (e.g. fire alarm) arrangements will be more complex in order to meet BC Building Code requirements than a 'standalone' store, however as the building is not complete it is anticipated that accounting for this added complexity can be accommodated prior to the occupancy of the building.

The assessment criteria state that if an application is within 200 metres of a child care centre that the applicant discuss any mitigation measures that are required. The estimated distance from the premises at Miramar Village to the St. John's Child Care Centre at 1480 George Street is approximately 190-200 metres, and as the store façade and entrance would be facing an interior walkway (i.e. not on Johnston Road), it would not be visible to children being dropped off at the child care centre and additional mitigation is not applicable.

While it is not the practice of the BC LDB to enter into individual good neighbour agreements with each city where they are operating, they have an extensive track record of social responsibility initiatives and campaigns to both support the community and reduce nuisance and health issues related to their products.

The LDB has indicated that most of their stores are open between 10am and 10pm, though they are open to adjusting these following consultation with a local government.

Staff consider that the proposal at 15177 Thrift Avenue by the BC Liquor Distribution Branch best meets the assessment criteria.

1550 Johnston Road – Choom BC Retail Holdings Inc.

The private store proponent at 1550 Johnston Road is part of a publically traded company (Choom Holdings Inc.) with multiple legal non-medical cannabis stores across Canada, including six locations in Alberta and one location in Ontario that are already operating, and others in various stages of construction and approvals. The principals of the business include individuals with experience in the pharmaceutical industry, large-scale retail operations, and cannabis production under Health Canada's licensed producer framework. As a publically traded company, the business would be required to meet the regulations and reporting requirements of the Canadian Securities Commission.

The proposed location of the Choom store is a 75 square metre (800 square foot) space in an existing multi-tenant retail and office building, and the specific unit is currently occupied by the Health Express business. The building's main entrance is on Johnston Road and the only vehicular access for the site is from George Street, where there are approximately 30 parking spaces for the overall building in a surface lot, including eight One Hour Customer Parking spaces. While the Zoning Bylaw would only require two parking spaces for the amount of floor area, the proponent has secured two spaces for their exclusive use and is also on a wait list for an additional 10 customer parking spaces in the White Rock Players Club parking located immediately south of the property. Given that there are currently no legal non-medical cannabis retail stores in adjacent municipalities south of the Fraser River, it is likely that many customers will be driving to access the store and the on-street parking may become scarce in the area during times of peak customer demand. The three hour free public parking at the corner of Johnston

Road and Russell Avenue is currently available, but pending a decision on the long-term use of that property it may not be available in the future.

The assessment criteria state that if an application is with 200 metres of a child care centre that the applicant discuss any mitigation measures that are required. The estimated distance from the property to the St. John's Child Care Centre at 1480 George Street is approximately 160 metres, and the actual walking distance would be approximately 250 metres. The façade of the cannabis store would be on Johnston Road, potentially being visible to children on their way to being dropped off at the child care centre, but not visible near the entrance to the child care centre or from the outdoor play area.

Choom has indicated they are familiar with and supportive of good neighbour agreements, and are willing to enter into an agreement with the City.

Choom's proposed hours of operation are 9am to 9pm, and they are open to adjusting these hours following consultation with a local government.

Staff consider that the proposal at 1550 Johnston Road by Choom BC Retail Holdings generally meets the expectations of the assessment criteria, and the experience of the principals in related regulated industries is an indication that they would have the capacity to operate the store in a responsible manner, however the location offers fewer parking spaces than will be available for the commercial parking at Miramar Village. Should LUPC decide to proceed with a Temporary Use Permit applicant (as opposed to the BC LDB rezoning application), staff recommend that Council move this application forward to a Public Meeting/Public Hearing.

1484 Johnston Road – A Little Bud Cannabis Ltd.

The private store proponent at 1484 Johnston Road is an owner-operated business, which previously sold cannabis at a location in Abbotsford under the name 'A Little Bud Cannabis' between July 2017 and October 2018, and since the legalization of cannabis in October 2018 has only sold cannabis accessories as 'A Little Bud Glass and Gifts'. While the principals of the business have worked in an industry regulated by the Motor-Vehicle Sales Authority of British Columbia, they do not have experience in the legal cannabis sector or other similar (i.e. liquor store) provincially regulated sectors.

The proposed location of the A Little Bud Cannabis store is an approximately 150 square metre (~1,600 square foot) space in a building located at 1478 Johnston Road, which was most recently occupied by the King Koin Laundromat and is currently vacant. The main entrance to the building is on Johnston Road, and there is a one-way vehicular access from Johnston Road to a rear parking lot. As the rear parking lot is adjacent to other surface parking areas for other businesses, the parking can also be accessed via George Street. There are 10 parking spaces on the property for customer use, and the applicants have indicated that they would also have access to five commercial parking spaces on nearby lots for staff parking.

The current vehicular access from Johnston Road is approximately 4.3 metres in width, which is not sufficient for two-way traffic movements, and there are limited sightlines for vehicles exiting onto Johnston Road to pedestrians on the sidewalk. While it may be that most vehicles would exit onto George Street through the adjacent parking lots, future access through those properties is not guaranteed and the Johnston Road access would need to provide both entry and exit access. The applicant has submitted an Access and Traffic Study regarding these concerns, which provides recommended mitigation for the sight line issues (install speed hump on driveway, stop and pedestrian crossing signs, and installing delineators/fences beside the

driveway on the sidewalk). This Access and Traffic Study is attached with the application materials in Appendix D. Staff consider that while the mitigation measures may alleviate the issues, that this access configuration is still not ideal and the locations for the other applications are preferable regarding access.

As this proposal is within 100 metres of an existing child care centre (St. John's Day Care Centre at 1480 George Street), the application would require a Development Variance Permit to reduce the distance to 80 metres. The façade and entry to the cannabis store would be on Johnston Road potentially being visible to children on their way to being dropped off at the child care centre though it is not on a direct route to the facility, and some signage as well as loading activities may be visible at the rear of the building facing George Street. The applicant has provided a list of potential issues and solutions, including opening the store after drop off hours (i.e. at 10am), in order to mitigate concerns regarding the proximity to a child care centre. This assessment is provided with the overall application materials in Appendix D. Staff have also received concerns from the church where the child care facility is located (St. John's Presbyterian Church), and a church that operates from a commercial space on Russell Avenue (First Church of Christ Scientist at 15242 Russell Avenue). This correspondence is attached in Appendix G.

A Little Bud Cannabis has indicated that their store hours are intended to be between 10am and 11pm from Monday to Saturday and 11am-8pm on Sunday.

This proponent has also indicated they are supportive of good neighbour agreements and are willing to enter into an agreement with the City.

Staff consider that this application does not meet the expectations of the assessment criteria, specifically that it is within 80 metres of a child care centre, that the proponents do not have extensive experience in a relevant regulated industry, and the access to the location is not optimal. As with the previous private application at 1550 Johnston Road, it is likely that many customers will be driving to access the store and the on-street parking may become scarce in the area during times of peak customer demand. The three hour free public parking at the corner of Johnston Road and Russell Avenue is currently available, but pending a decision on the long-term use of that property it may not be available in the future.

Should LUPC decide to proceed with a Temporary Use Permit applicant (as opposed to the BC LDB rezoning application), due to the reasons noted above and the comments in opposition received from the property hosting the child care centre, staff recommend that Council move the Choom application at 1550 Johnston Road forward to a Public Meeting/Public Hearing, and not this application.

Public Feedback

The applicant for 1484 Johnston Road held a Public Information Meeting on September 11, 2019. 751 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 45 meeting attendees signed the attendance sheet, and 38 feedback forms were received. A copy of the written feedback received from the public is included in Appendix D. Additional correspondence opposed to the proposal, including a letter from the church at 1480 George Street where the St. John's Daycare Centre is operating, was received separately from the feedback forms and is included at the end of Appendix D.

The applicant for 15177 Thrift Avenue held a Public Information Meeting on September 18, 2019. 605 notification letters were delivered to property owners and occupants within 100 metres

of the subject property. 24 meeting attendees signed the attendance sheet, and 20 feedback forms were received. A copy of the written feedback received from the public is included in Appendix E.

The applicant for 1550 Johnston Road held a Public Information Meeting on October 1, 2019. 597 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 13 meeting attendees signed the attendance sheet, and 16 feedback forms were received. A copy of the written feedback received from the public is included in Appendix F.

Staff note there are general concerns regarding the legalization of cannabis and the public consumption of cannabis that are included in the feedback forms that would be relevant to any of the applications. Some of the feedback also raises concerns about consumption of cannabis, which is not permitted within cannabis retail stores.

Cannabis Accessories

If Council considers approving a cannabis retail store, it may be expected that related businesses selling cannabis accessories may be interested in locating their stores nearby to intercept potential customers. In order to prevent an overconcentration of similar businesses in the same vicinity, and to support a more diverse business climate, staff recommend that the Zoning Bylaw be amended concurrently to require that sale of cannabis accessories (as defined under the federal *Cannabis Act*) be no closer than 500 metres from a cannabis retail store. This amendment is included in the draft Bylaw No. 2320 which is recommended for first and second reading, and would permit a cannabis retail store in the CD-16 zone applicable to 15177 Thrift Avenue (the location of the BC Liquor Distribution Branch's proposal).

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to Bylaw No. 2320 for the BC Liquor Distribution Branch application at 15177 Thrift Avenue and direct staff to schedule the required Public Hearing for the bylaw; or
2. Direct staff to prepare a draft Temporary Use Permit for the A Little Bud application at 1484 Johnston Road, draft a Development Variance Permit to reduce the setback from a child care centre from 100 metres to 80 metres, and to return to the Land Use and Planning Committee with the draft permits for review prior to scheduling a Public Hearing/Meeting for that application; or
3. Direct staff to prepare a draft Temporary Use Permit for the Choom application at 1550 Johnston Road, and to return to the Land Use and Planning Committee with the draft permit for review prior to scheduling a Public Hearing/Meeting for that application; or
4. Direct staff to bring forward two or more of the applications forward, with the appropriate bylaw readings or direction to prepare the draft Temporary Use Permit as applicable; or
5. Reject all three applications for a cannabis retail store; or
6. Defer consideration of the applications pending further information or revisions to be identified.

Staff recommends Option 1 which is incorporated into the recommendations at the beginning of this corporate report.

CONCLUSION

Staff have evaluated three applications for a cannabis retail store, according to the assessment criteria shared with the Governance and Legislation Committee on February 25, 2019. The framework currently in the Zoning Bylaw for a cannabis retail store anticipates that a single location would be allowed in the Town Centre area through a Temporary Use Permit, however Council is not obligated to approve any of the proposals, or alternately could direct staff to amend the Zoning Bylaw to allow more than one location.

Upon review of the locations and proponents according to the assessment criteria, staff recommend that the BC Liquor Distribution Branch rezoning application at 15177 Thrift Avenue (Miramar Village; currently under construction) be moved forward to Public Hearing. While there would be some complexity involved in the required security systems at the Miramar Village site due to the multiple tenants, given that the site is currently under construction it is anticipated that these would be addressed prior to building occupancy. If Council prefers to proceed with a Temporary Use Permit application instead of a rezoning application, staff consider that the application at 1550 Johnston Road achieves a higher level of conformity to the assessment criteria than the application at 1484 Johnston Road.

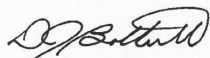
Respectfully submitted,



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

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Evaluation of Proposal at 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix B: Evaluation of Proposal at 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix C: Evaluation of Proposal at 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix D: Application Package for 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix E: Application Package for 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix F: Application Package for 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix G: Public Feedback for 1484 Johnston Road (A Little Bud Cannabis Ltd.)
- Appendix H: Public Feedback for 15177 Thrift Avenue (BC Liquor Distribution Branch)
- Appendix I: Public Feedback for 1550 Johnston Road (Choom BC Retail Holdings Inc.)
- Appendix J: Draft Bylaw No. 2320 (Amendment to CD-16) Cannabis Retail Store

APPENDIX A

Evaluation of Proposal at 1484 Johnston Road (A Little Bud Cannabis Ltd.)

Category		Qualitative Assessment		
		Meets Expectations	Does Not Meet Expectations	Unsatisfactory
1	Meets TUP Location Requirements in Zoning Bylaw	<i>All location requirements met</i>	<i>One location requirement not met (DVP required)</i>	<i>Multiple location requirements not met (DVP required)</i>
	Rating:			
2	Description of applicant's business undertaking and experience	<i>5+ years experience</i>	<i>1-5 years experience</i>	<i>No experience</i>
	Rating:			
3	Description of any enforcement action(s)	<i>No concerns</i>	<i>Minor concerns</i>	<i>Significant concerns</i>
	Rating:			
4	Business plan and 'good neighbour' approach	<i>Comprehensive plan</i>	<i>Plan lacks detail or not reasonable</i>	<i>No plan</i>
	Rating:			
5	Provision of educational initiatives regarding impairment and nuisance issues related to cannabis use	<i>Comprehensive educational initiatives</i>	<i>Few educational initiatives (e.g. written material only)</i>	<i>No planned educational initiatives</i>
	Rating:			
6	Detailed store location, access and design proposal	<i>Functional design and access</i>	<i>Not functional design / access</i>	<i>Potentially dangerous conditions for loading/customers</i>
	Rating:			
7	Detailed assessment on impacts to child care facility if within 200 metres	<i>N/A, or comprehensive assessment and mitigation plans</i>	<i>Assessment or mitigation plans lack detail or not reasonable</i>	<i>No assessment or plan</i>
	Rating:			
8	Willingness to enter into a good neighbour agreement	<i>Demonstrated ability to be good neighbour and willing to enter agreement</i>	<i>Willing to enter agreement</i>	<i>Unwilling to enter agreement</i>
	Rating:			

APPENDIX D

Application Package for 1484 Johnston Road (A Little Bud Cannabis Ltd.)

Business Plan

Letter of Intent:

A Little Bud Cannabis intends to open a Cannabis Retail Store at 1484 Johnston St, White Rock B.C in full compliance with the requirements of the province of British Columbia and the City of White Rock, BC.

We also intend to set a standard for cannabis retail in White Rock that is unparalleled in the Canadian market. Our focus will include: cannabis safety, education and consumer responsibility. We have a strategy to provide customer resources never before offered by a cannabis retailer.

We are an owner-operated cannabis company. As such, we are customer focused and intend to build direct connections with the community we serve. Since it's inception, the owners and management of A Little Bud have been directly involved with our customers and staff to ensure the best possible cannabis retail experience. This will not change with our White Rock location and we believe we will be a great addition to White Rock's current model of small business.

Our business experience includes 18 months of award-winning sales of medicinal cannabis in Abbotsford, BC. As owners we also have decades of customer service and retail experience which has allowed us to narrow our focus to a very specific mandate:

**Treat your employees, customers and community with courtesy and respect,
educate and engage each consumer, and the business will thrive.**

Our intended operating practices include:

- Assurance of adult only entry in to cannabis areas.
- Engaging educational components.
- Cannabis library.
- Trained educated cannabis passionate staff offering personalized bud tending service.
- Express serve station.
- Dedicated Cannabis help line for all cannabis related inquiries and concerns.
- Above required security measures.
- A charitable component that sets a very high expectation for community donations and support in the city of White Rock from cannabis retailers. (2018's donations from A Little Bud to programs in need in Abbotsford exceeded \$33,000).

Further details of our proposal are set out later in this application.

Thank you for your consideration in this proposal,

Randy Tingskou, Kaleigh MacAlpine and A Little Bud team

Randy Tingskou
Co-Owner and Operator of A Little Bud



Owner - A Little Bud Glass and Gifts

Oct. 16 2018 - Present

- Glass & cannabis accessory shop and information center for all things related to legal cannabis.
- We chose to cease sales of all cannabis products on October 15th 2018 and re-opened as a glass and accessory shop. This was due to the fact that our primary purpose was to enable those needing medicinal marijuana to have fair access, and with legal shops now open we no longer served this purpose.

Owner of Medicinal Cannabis Dispensary - A Little Bud

July 2017 to Oct. 15 2018

- Entered into an unfamiliar field and cultivated an award-winning business.
- Dealt with challenges pertaining to the cannabis industry.
- Lead community-minded initiatives while appreciating staff with above average living wages.

General Sales Manager - Wolfe Chilliwack Mazda

July 2013 to Aug. 2014

- Successfully managed a team of 27 staff while ensuring their compliance with the Motor-Vehicle Sales Authority of British Columbia.
- Maintained a positive work environment that nurtured productivity and goals.
- Exceeded branch sales targets while promoting corporate growth.

**Automotive Sales - Abbotsford Volkswagen, BMW Langley, Freeway Mazda,
Don Quast Hyundai, Freeway Mazda**

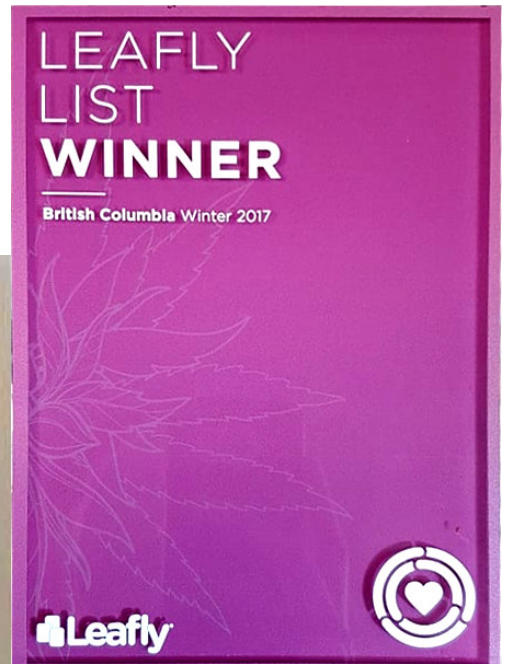
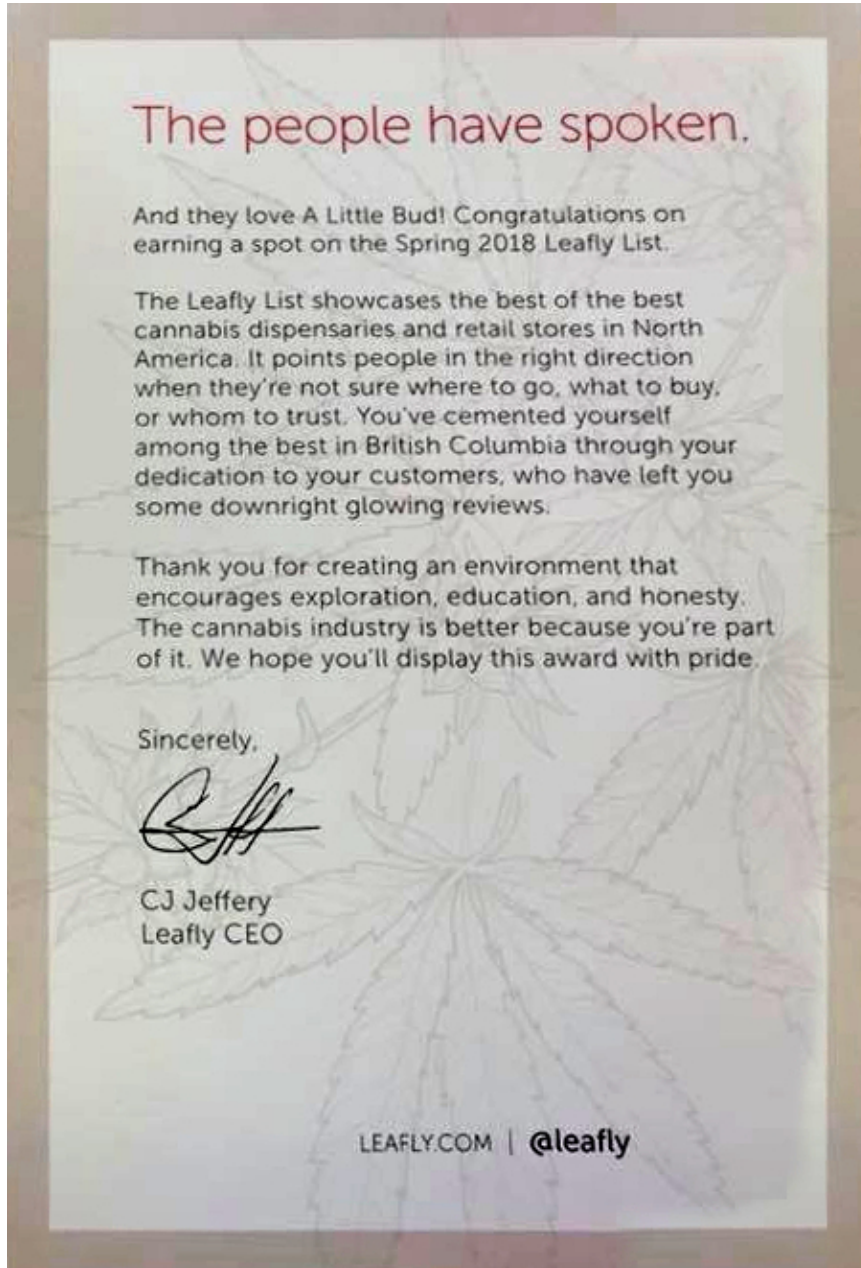
Mar. 2007 to June 2013, Sept. 2014 to Apr. 2015, Nov. 2015 to June 2017

- Continually held a licence with the Motor-Vehicle Sales Authority of British Columbia with zero judgements or actions.
- Surpassed all performance goals while constantly striving to improve.
- Upheld the values and integrity of each employer.

Randy Tingskou held a valid licence with the Motor-Vehicle Sales Authority (an independent, non-profit provincial regulatory agency that oversees the commercial retail sales of personal-use motor vehicles in British Columbia) for a total of 110 months (9.2 years) between the years of 2007 and 2017.

Awards from Leafly

When we say award-winning, we mean it. Leafly is the largest cannabis information and education resource website in the world, with over 15 million monthly visitors and 40 million page views across its website and mobile applications. Leafly allows users to rate and review different strains of cannabis and cannabis dispensaries.



Proposed Timeframe

From the date of issuance of Temporary Use Permit(TUP) and any required building or renovation permits, it is estimated that the business will be able to commence retail sales of cannabis **within 90 days**.

We estimate that renovations to achieve provincial, municipal and A Little Bud's safety and security standards will take 60-90 days to complete. During that time, we will obtain an appropriate business license, finalize provincial licence requirements (including inspections and staff training requirements), stocking product in the store, and integration of a federally compliant POS system.

Compliance with Senior/Local Government

The business will comply with all the requirements of the federal Cannabis Act and its regulations, including new regulations anticipated in October, 2019, as well as the BC Cannabis Control and Licensing Act and Cannabis Distribution Act and any regulations thereunder, and all of the local government requirements of the City of White Rock.

Willingness to Enter a “Good Neighbour Agreement” & Good Neighbour Practices

The business is willing to enter into a “Good Neighbour Agreement” with the City of White Rock and engage in good neighbour practices. Our goal is to go above and beyond the standard practices for companies who do business within the community. In addition to the traditional “Good Neighbour Agreement” the company also proposes the following:

Recycling Program for Cannabis Packaging

- Customers can return cannabis packaging including plastics and cardboard to our location and we will:
 - Recycle it when possible.
 - Work with companies who re-purpose the packaging materials.
 - Ensure what is not recycled is re-purposed or safely disposed of.

Cannabis for Communities Initiatives:

The Green Team (led by 2 members of staff with special high visibility vests identifying them as Green Team leaders) will conduct neighbourhood clean ups (territory would include North Bluff Road, George Street, Thrift Avenue, and Martin Street) twice weekly that include:

- Garbage and waste removal including sidewalks, alleys and obvious areas of need.
- Safe removal and disposal of hazardous drug paraphernalia. (i.e. needles)
- Identification and reporting of graffiti and any other neighbourhood nuisances.

Little Bud Club

We are excited to propose A Little Bud’s “Little Bud Club”. Little Bud Club is a community-based club that will organize events which will benefit the communities we operate in. This club will be open to all customers who wish to join us. It is an open invitation to everyone who shares our values and would like to join us in giving back to the community. Customers will sign up for Little Bud Club by providing their email address and will be invited to our Facebook page which would include monthly updates and community outreach statistics.

Our Pledge:

A Little Bud Takes Pride in the Following:

- We pride ourselves on being Cannabis educated and informed especially in matters related to safe storage, transportation and consumption of Cannabis. (secure from minors and pets).
- We treat others with respect and courtesy especially in regards to Cannabis. We understand when and where it is appropriate to indulge and to consider the needs of everyone involved.
- We value our environment and as such we recycle, reuse or safely dispose of all our cannabis products and packaging.
- We value giving back to the communities we work and live in and we believe we have a responsibility to give back to our communities through volunteering and financial support when possible.
- We value our neighbours and neighbourhoods, and will adhere to the ALB “Good Neighbour Plan” as well as any required by the City.

Willingness to Enter a “Good Neighbour Agreement” & Good Neighbour Practices - Continued

Proposed 2.5% Surcharge to Benefit the Community of White Rock

A Little Bud proposes a surcharge of 2.5% on all cannabis products that contain THC be incorporated into our pricing strategy. The goal of this surcharge is to raise additional funds to benefit programs and causes in the community. Not only do we wish to continue the great work we’ve done in the past with non-profits and community causes, we actually want to take it a step further by ensuring that the profitability of cannabis benefits the community, not just the business.

For example in our first fiscal year as a medicinal business we were fortunate enough to be able to donate more than \$33,000 cash to non-profits and food banks in the community and also collected and donated more than 30 individual 55 gal barrels of food to our local food bank.

Our estimates suggest that with a legal recreational market A little Bud will be able to far exceed our previous donations. We wish to work closely with local non profits as well as the City of White Rock to better understand where donation of these funds could be most impactful.

For example, 3.5 grams of Cannabis priced at \$50.00 will retail for \$51.25 at our White Rock location. All proceeds of the 2.5% surcharge will go directly to the community we serve. This surcharge will not apply to CBD products which will remain at our “compassionate pricing” model. This will only apply to products which contain THC.

This would set a precedent for the City of White Rock moving forward, implying that similar surcharges to benefit the community would be the status quo should the city choose to add additional cannabis stores in the future.

Community Donations and Service:

Security bags are required for all cannabis purchases at an additional cost of \$1 however we will supply this free of charge should the customer donate a non perishable food item for the White Rock - South Surrey Food Bank.

- Programs will be chosen (with the help of the Council or Community Services) that are most in need and we will develop a game plan to offer ongoing support.

Initiatives Already Successfully Undertaken by A Little Bud Abbotsford, BC Include:

- \$5000 cash to the Chilliwack Food Bank.
- Over \$10,000 cash to the Abbotsford Food Bank.
- 30 times 55 Gal. barrels of non perishables donated to the Abbotsford Food Bank.
- \$2500 cash donation to Lookout Society of Abbotsford .
- \$10,000 in essentials (hygiene products etc) purchased and donated to the Lookout Society of Abbotsford.
- \$3000 cash donations to local SPCA.

Proposed Educational Initiatives Regarding Impairment and Nuisance

Potential issues identified by A Little Bud include:

1. Driving while under the influence
2. Consumption of cannabis while driving
3. Noise emissions
4. Uncivil behaviour
5. Overcrowding
6. Access to minors
7. Employee Identification
8. Garbage and litter
9. Odour or smell

Please Note: A Little Bud will fully comply with all LCRB rules and regulations including Division 7 General Rules and Requirements pertaining to good neighbour approach.

A Little Bud Proposes the Following Steps to Bolster our “Good Neighbour Approach”

- All staff will be required to complete all Cannabis related training and educational tools once available from the LCRB as a condition of employment.
- A dedicated text and call line for all Cannabis related questions or concerns with a First Aid level 2 trained staff member responding and operating during opening hours.

In-store Signage with Detailed Explanation Regarding:

- Our core values will be proudly displayed in multiple locations explaining what our brand and employees value about cannabis and using it responsibly.
- See Image 1, Pg. 23
- To compliment our core values we will have an in-store poster encouraging our customers to join the Little Bud Club by taking the pledge. Members will receive information, updates and invitations related to our community programs and volunteering opportunities.
- See Image 2, Pg. 23
- Clear signage explains that no minors are allowed in-store even if accompanied by a parent or guardian (unlike liquor stores). It also explains that it is illegal to purchase cannabis for minors and clearly states the penalties.
- See Image 3, Pg. 23
- No persons showing obvious signs of intoxication will be served. No exceptions.
- See Image 4, Pg. 23
- Leave cannabis products unopened until you have safely arrived at your destination.
- See Image 5, Pg. 24
- Maximum purchase limits including equivalent amounts for oils and edibles.
- See Image 5, Pg. 24
- Cannabis be inaccessible to the driver and occupants (for example in the trunk).
- See Image 5&7, Pg. 24
- Where cannabis can be consumed typically within the Province of B.C
- See Image 5, Pg. 24
- Where and where not to consume cannabis specifically in the City of White Rock.
- See Image 6, Pg. 24
- Cannabis is NOT to be consumed on site (A Little Bud can be held liable and will refuse service moving forward).
- See Image 7, Pg. 24
- Where and where not to park when shopping at A Little Bud with emphasis on NOT utilizing the church or daycare parking lot.
- See Image 8, Pg. 24

Detailed information on the where cannabis can and cannot be consumed in the City of White Rock will be provided in-store. This information will be taken from the Cannabis Licensing and Control Act as well as the City of White Rock Public Health Smoking Protection Bylaw.

Our in-store POS system also supports digital signage which can display educational information and A Little Bud initiatives.

1. Posted behind cashiers in showroom

A Little Bud

Our core values:

- We pride ourselves on being cannabis-educated and informative especially in matters related to safe storage, transportation and consumption of cannabis
- We treat others with respect and courtesy, especially with respect to cannabis. We understand when and where we indulge needs consideration
- We value our environment and as such we recycle, reuse or safely dispose of all our cannabis products and packaging
- We value giving back to the communities we work and live in. We believe we have a responsibility to give back to our communities through volunteering and financial support when possible
- We value our neighbours and neighbourhoods and adhere to the ALB "Good Neighbour Plan"

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

2. Posted behind cashiers in showroom

A Little Bud

**Take The Pledge
join our Little Bud Club!**

What is the Little Bud Club?

Little Bud Club is a group of community-minded individuals that want to make the world a better place. We take part in volunteer events such as trash pick-up days, helping out local shelters and charities with donations, toy-drives, and community fundraising events

How do I become a member?

Ask a budtender for more details
Sign up and become
a member today!

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

3. Posted behind ID check in age verification room

A Little Bud


**ABSOLUTELY NO ONE UNDER 19
IN OUR STORE EVEN IF
ACCOMPANIED BY AN ADULT**

Why?

You, the minor, can be fined up to \$2000
We, the business, can be fined up to \$50,000 and
the employee who allowed entry can
receive up to 6 months jail time
- Part 6, Division 4, Section 109 & 110 of the Cannabis Control and Licensing Act of BC

**It is illegal to purchase cannabis
products for a minor**

You can receive up to \$10,000 in fines
and/or 6 months jail time
- Part 6, Division 4, Section 109 & 110 of the Cannabis Control and Licensing Act of BC

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

4. Posted in age verification room and cannabis showroom

A Little Bud

**No service to anyone who appears
to be under the effects of drugs/alcohol**
- Part 4, Division 6, Section 49, Subsection 2(a) & 2(b) of the Cannabis Control and Licensing Act of BC

**No consumption of cannabis
on A Little Bud property**

If consumption occurs on our property, we are
deemed liable and are subject to a minimum
\$100 fine, maximum \$2000
- Part 5, Division 3 of the Cannabis Control and Licensing Act of BC

**If you are found to be breaking these
laws, you will not be welcome back**

If any person is found to be breaking any
municipal/provincial/federal laws or
the A Little Bud Code of Conduct they
will be escorted from the premises and
asked not to return. We reserve the
right to refuse service at any time.

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

5. Posted in age verification room

A Little Bud

How much cannabis can I purchase?
You may carry up to 30 grams of dried cannabis or its equivalent in a public place

Where can I enjoy cannabis?
You may generally smoke cannabis anywhere you can smoke tobacco or vape products

How can I transport cannabis?
Cannabis must either be in the original unopened packaging, or “not readily accessible to the vehicle occupants”
Keep it in the trunk!


 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

6. Posted in age verification room and cannabis showroom

A Little Bud

Where can I smoke in White Rock?
Within your own home, private property that allows smoking cannabis, and in public as long as you are not within 7.5m of an entryway, window or doorway.
With caution and discretion!

Where can't I smoke in White Rock?
The beach, pier, promenade, public parks, playgrounds, bus stops, vehicles/boats, and within 7.5 meters of any entryway, window or air intake of a building

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

7. Posted in parking lot behind store

A Little Bud
PARKING ONLY
No consumption of cannabis products on ALB property!

Why?
We can be held liable for your actions!
Up to a \$5,000 fine and/or 3 months in jail for a first offence, \$10,000 fine and/or up to 6 months in jail for a second offence
- Part 5, Division 5, Section 81, Subsection 2(b) of the Cannabis Control and Licensing Act of BC

How must I transport cannabis?
Cannabis must “not be readily accessible to the driver or any passengers in the vehicle.”
Keep it in the trunk!
- Part 5, Division 5, Section 81, Subsection 2(b) of the Cannabis Control and Licensing Act of BC

Why?
Fines for improperly stored cannabis in a vehicle start around \$230 and can go up to \$5000

Please be respectful of our neighbors
Keep noise to a minimum

8. Posted directly inside entrance door

A Little Bud
Where did you park?



 A Little Bud  Public Parking  No Customer Parking

A Little Bud customers please park only in designated stalls in the rear of the building or one of the numerous parking lots Northwest of our location. Please do not park at the Presbyterian Church.

 Cannabis doesn't have to be complicated.
Have a question?
Ask A Little Bud!

From: [Randy Tingskou](#)
To: [Carl Isaak](#); [Athena von Hausen](#)
Subject: Addition to educational initiatives
Date: Thursday, November 21, 2019 12:09:47 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I hope everyone is well.

In our continued effort to bring forward the best possible cannabis retail experience to the City of White Rock we have a small addition to include on our proposed educational initiatives.

We are proposing arranging 4 cannabis information sessions annually to be hosted at a rented venue in the community in which cannabis speakers and experts can engage the public. It would be paid for by our store however there would be no on site promotion of A Little Bud. It would simply be an opportunity for the public to engage and ask questions to experts who are NOT retailing.

Our first information session would be hosted by David "Hutch" Hutchinson (Medical marijuana advocate and speaker, including for the Arthritis Society for Canada and Brain Tumor Foundation of Canada). Additional information sessions would include speakers from cannabis advocacy, health and wellness and the history of cannabis.

All information nights would be free to White Rock residents, although donation of a non-perishable food item would be encouraged. All items collected would be donated to Sources Food Bank.

We apologize for the late entry however we are completely committed to providing the best possible service and believe this addition would be a great compliment to our already extensive educational initiatives.

Please advise if this can be included to council.

Thanks,

Randy and Team.

Proposed Educational Initiatives Regarding Impairment and Nuisance - Continued

All cannabis products will be placed in sealed child resistant packaging that will be stamped with instructions about safe cannabis transportation and storage at home including:

- THC warning label clearly marked on both sides.
- Emergency Contact information to include poison control and veterinary hotline for pets.
- Detailed information on where cannabis can and cannot be consumed in BC and White Rock.
- Free help line manned during opening hours answering any and all cannabis questions.
- Recycling and drop off information for used cannabis packaging.
- Cannabis Facts i.e. safe transportation, storage and consumption ideas (These will include informative images highlighting 3 educational facts/best practices regarding transportation, storage and consumption along with a short note explaining it).



The design we have chosen for our child resistant packaging conforms with Health Canada's current educational initiative.

See link below for details.

https://www.canada.ca/en/services/health/campaigns/cannabis.html?utm_campaign=cannabis-18&utm_medium=vurl-en&utm_source=canada-ca_cannabis

Examples from Health Canada:



Parking lot and Stall Signage Strategy:

- Absolutely zero cannabis consumption on site.
- Don't forget to keep your purchase out of reach while transporting, it's the law.
- Do not consume any Cannabis products until you've safely arrived at your destination.
- Please respect our neighbourhood and keep quiet in our parking lot.
- See Image 7, Pg. 24

Operating Details

Store Hours

Monday: 10AM - 11PM
Tuesday: 10AM - 11PM
Wednesday: 10AM - 11PM
Thursday: 10AM - 11PM
Friday: 10AM - 11PM
Saturday: 10AM - 11PM
Sunday: 11AM - 8PM

Operating hours are a direct effort to mitigate any potential issues with respect to traffic and parking for the pre-existing day care at 1480 George Street. Drop off time at St.Johns Daycare is 7:30AM - 9AM Monday to Friday. These hours allow daycare traffic to dissipate for one hour while at the same time maintaining competitive operating hours with the surrounding retail liquor stores.

Both liquor and cannabis fall under the same regulatory body (LCRB) and it is our belief that if liquor in the area is available until 11pm cannabis should be too.

Reference:	White Rock Liquor Store 15144 North Bluff Rd 9 AM - 11 PM Monday - Sunday	Sandpiper Liquor Store 1235 Johnston Rd 10 AM - 11 PM Monday - Sunday	Marine Drive Liquor Store 15447 Marine Dr 10 AM - 11 PM Monday - Sunday	St. John's Daycare 1480 George St. 7:30 AM - 6 PM Monday - Sunday
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Number of Employees

27 employees
- Full Time 12
- Part time 15

Additional Staffing Notes:

As part of our staffing structure we will always have one senior manager, and two floor managers on duty during operating hours.

There will be a minimum of 8 staff on shift including a dedicated ID person (security) at point of entry.

There will always be one first aid level 2 trained staff member on shift.

All Cannabis for sale stored and secured in cannabis fulfilment room at all times.

We are very pleased to have such a diverse and talented group of managers at A Little Bud. Each manager has a broad set of skills they bring the table, and we would like to share them with you. In the following pages we have attached the C.V. of managers and partners who have compiled this application. We are certain they will continue to lead our company, as well as the cannabis industry, to a bright and prosperous future.

Kaleigh MacAlpine

Co-Owner and Operator of A Little Bud



Co-Owner - A Little Bud Glass and Gifts

Oct. 16 2018 - Present

- Glass & cannabis accessory shop and information center for all things related to legal cannabis.
- We chose to cease sales of all cannabis products on October 15th 2018 and re-opened as a glass and accessory shop. This was due to the fact that our primary purpose was to enable those needing medicinal marijuana to have fair access, and with legal shops now open we no longer served this purpose.

Administrator of Medicinal Cannabis Dispensary - A Little Bud

July 2017 to Oct. 15 2018

- Entered into an unfamiliar field and helped cultivate an award-winning business.
- Dealt with challenges pertaining to the cannabis industry.
- Helped lead community-minded initiatives while appreciating staff with above average living wages.
- Managed stock acquisition and allocation, and payroll.

Stay-at-home Mother

2015 to 2017

- 

Waitress - Dragon Fort

2012 to 2015

- Successfully operated in a high-demand workplace.
- Took on a multitude of roles while operating as hostess, waitress and server.
- Met all requirements and maintained a food and health safety environment.

Martin McCarthy

Manager - A Little Bud Glass and Gifts Oct. 2018 - Present

- Working with owners to secure licensing .
- Assist in hiring and training of staff as well as set up of new stores.
- Oversaw sales of glass & cannabis accessories while providing information for all things related to legal cannabis.

Kitchen Manager - Boston Pizza 2009 - 2012

- Oversaw operations of 60+ members of staff.
- Responsible for hiring, training, disciplinary actions, health and food safety, customer feedback and complaints.
- Ensured brand standards while also managing clerical duties including payroll, budgeting, financial forecasting, ordering and inventory management.

Restaurant Employment

Hooked Fish Bar Canada - Chef	2016 - 2016
Sanctuary Lakes Hotel Australia - Chef	2012 - 2012
Fair Weathers New Zealand - Cook	2012 - 2012
Renaissance Brewery New Zealand - Brewhand	2012 - 2012
The Yew Tree U.K. - Head Chef	2004 - 2004
Old Golf House Hotel U.K. - Assistant Kitchen Manager	2003 - 2004
The Black Horse Inn U.K. - Cook	2003 - 2003
Bedruthan Hotel U.K. - Cook	2002 - 2003
Holiday Inn U.K. - Cook	1999 - 2002

I began my working career in the foodservice industry. The majority of positions held while living in the U.K. were food related while working towards becoming a red seal chef. Various positions held while travelling abroad in 2012.

Construction/Carpentry Employment

Birchwood Homes LTD - Carpenter	2017 - 2018
Henry Drilling - Labourer/crewleader	2014 - 2015
Mika Mika Construction - Framer	2007 - 2009
Hauser Custom Home - Apprentice carpenter	2006 - 2007

Upon gaining permanent residency in Canada, I entered into the carpentry field. I had the pleasure of gaining experience while helping build upwards of 40 homes in the Fraser Valley.

Stay-at-home Father Portions of 2017 & 2018

- [REDACTED]

Jeremy Gabel

Shift Leader - A Little Bud Glass and Gifts

Oct. 16 2018 - Present

- Help day-to-day business operations while working to obtain licensing.
- Glass & cannabis accessory shop and information center for all things related to legal cannabis.
- A Little Bud chose to cease sales of all cannabis products on October 15th 2018 and re-opened as a glass and accessory shop.

Shift Leader - Medicinal Cannabis Dispensary - A Little Bud

July 2017 to Oct. 15 2018

- Entered into an unfamiliar field and cultivated an award-winning business.
- Dealt with challenges pertaining to the cannabis industry.
- Lead community-minded initiatives while appreciating staff with above average living wages.

Level 1 Insurance Agent - Meier Insurance, Central Valley Insurance

Sept. 2012 to Oct. 2017

- Successfully operated as a customer service representative for the brokerage I represented at various car dealerships across the lower mainland.
- Exceeded goals set by management monthly.
- Zero actions against Jeremy from the Insurance Brokers Association of British Columbia.

Previous Employment Opportunities

MTF Price Matters Fall 2010 - Winter 2011

- Assisted in launching online sales website.

Greater Vancouver Zoo Spring 2010 - Fall 2010

- Seasonal tourism position.

Pro Sound and Stage Lighting Spring 2008 - Spring 2010

- Maintenance and sanitation.

Subway Spring 2007 - Spring 2008

- Worked in food industry while finishing highschool.

Operating Details - Continued

Our experience and award winning expertise in the cannabis field has led to the development of a unique customer service experience. This experience ensures every customer will have unlimited time with trained and educated cannabis professionals whose job it is to ensure the most positive and educational cannabis experience possible.

Customers will be greeted by a much needed renovated storefront with scenes of beautiful White Rock discretely covering the windows of the store and “Age 19 and over Please have ID ready” on the doors. As always, we will proudly display our “All pets welcome” sign on all exterior doors as well. Customers will enter the 220 sq/ft age verification lounge which will include our cannabis packaging recycling center, ID verification station and cannabis education center. This room is used as separation of customer and cannabis displays until age verification can be completed and to ensure proper customer flow.

Once the customers age has been verified they will be greeted at the door to the cannabis display area by a trained bud tender who’s sole job is ensuring that particular customers needs are met from beginning to end of sale. The cannabis showroom is a bright and open concept room with secure, locking, modular, and mobile displays showing all cannabis products available.

Our previous experience in medicinal cannabis taught us just how important a budtenders role truly is. Our budtenders build rapport with the customer and use their time together to help educate people about everything from strains to safe handling, storage and consumption of cannabis. They are front line educators of cannabis and help to solidify our core values with our clients.

Customers will have a chance to see and smell cannabis products and ask all questions they may have all while being guided by a trained professional. In some cases a customer may already know what they want and they will have the option of using our express serve counter.

We are very proud that our design allows interaction with the cannabis products, yet for security the actual bulk of products will always be secured in the fulfilment center pending purchase completion.

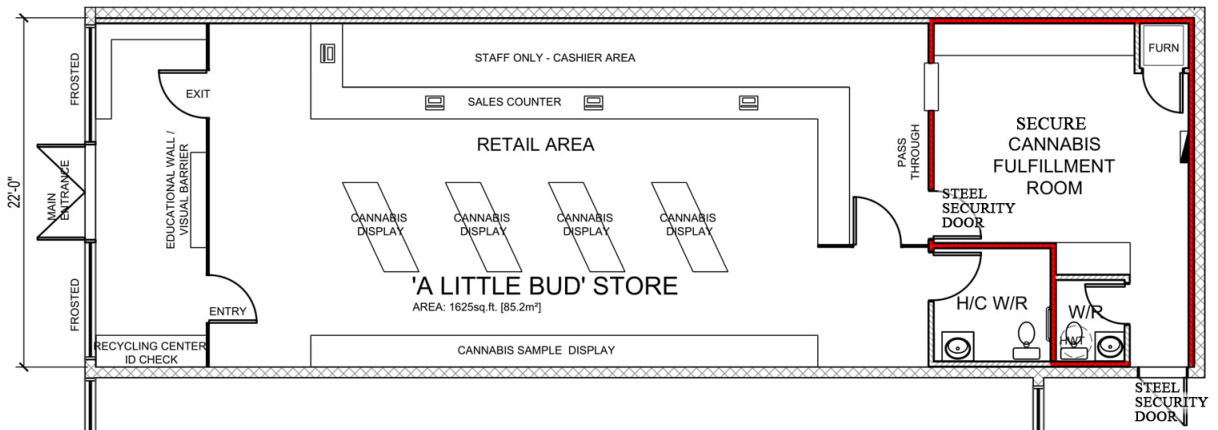
After selecting their cannabis products customers will be walked to the checkout and turned over to a cashier who will AGAIN verify age and identity before completing the sale. The purchase will then be sealed in a child resistant educational and informative reusable bag.

As the customer leaves the store they will find our cannabis library full of pamphlets, books and magazines on cannabis. Most of the material at this station is free for the customer to take and enjoy. Some materials will be for sale as we plan on an extensive library with materials covering the history of cannabis, the most up-to-date cannabis news and books as well as information about growing, storing and caring for cannabis in general.

Proposed Security Measures

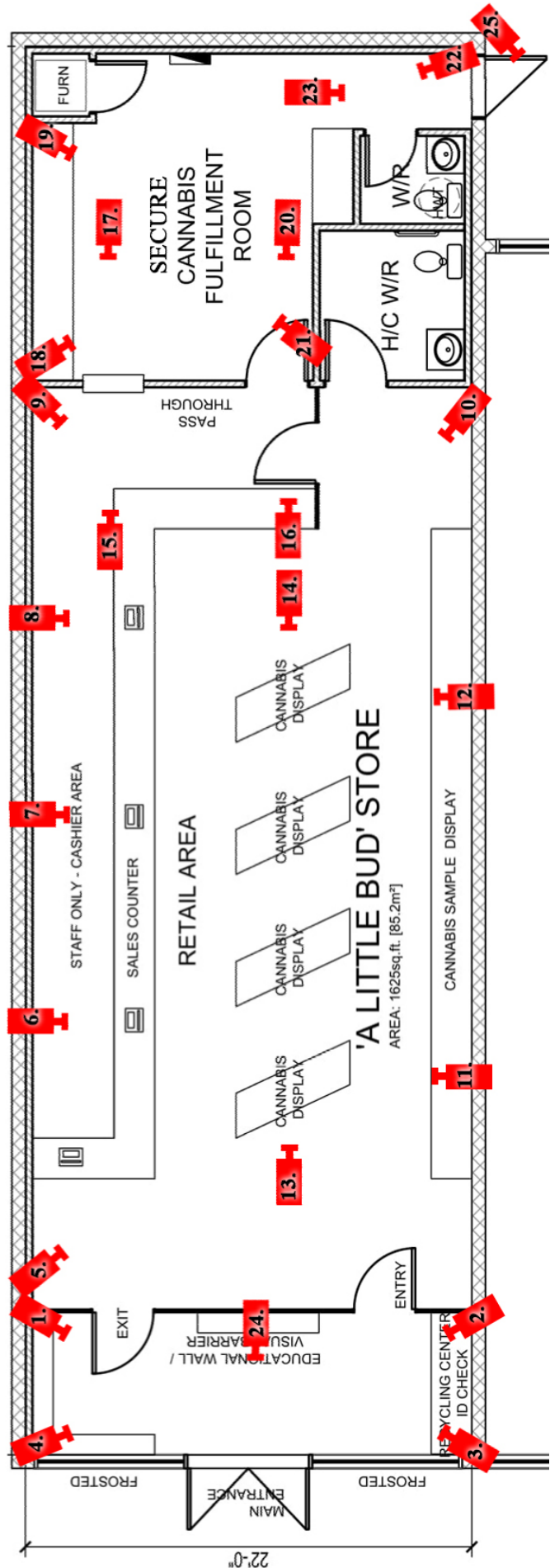
- Steel security bars in all windows.
- Rolling security shutter for all entry points to be utilized when closed in addition to steel security bars.
- Off site monitored alarm system with motion sensors, door and window sensors, as well as 2 way voice communication.
- Dedicated security/age verification person to ensure no one under 19 can enter the retail area.
- 28 High definition 4k security cameras with a 1 terabyte physical hard drive and cloud backup with remote monitoring capabilities.
- Minimum 8 staff members on at all times including 1 senior manager and dedicated ID Check/ Security person at point of entry.
- Cannabis fulfilment center (adjacent to secure cannabis storage) with secured access and locking cannabis storage.

- All exterior doors/windows have frosted glass to prevent view from outside building
- All exterior doors/windows have security bars installed
- All exterior doors/windows have locking security rolling shutters
- Entrance has visual barrier before ID check to prevent view of product until ID & age verified
- Cannabis storage room will require key entry (indicated in RED)



Key:

- 1. ID check/educational area
- 2. ID check/educational area
- 3. ID check/educational area
- 4. ID check/educational area
- 5. Entrance/ID check
- 6. Till
- 7. Till
- 8. Till
- 9. Till/Showroom
- 10. Till/Showroom
- 11. Till/Showroom
- 12. Till/Showroom
- 13. Cannabis showroom
- 14. Cannabis showroom
- 15. Cannabis showroom passthrough
- 16. Door from secure cannabis storage/fulfillment room
- 17. Cannabis showroom passthrough
- 18. Secure cannabis storage/fulfillment room
- 19. Secure cannabis storage/fulfillment room
- 20. Door to secure cannabis storage/fulfillment room
- 21. Secure cannabis storage/fulfillment room
- 22. Secure cannabis storage/fulfillment room
- 23. Secure exit
- 24. Main entrance
- 25. Rear secure entrance
- 26. Parking lot (not shown)
- 27. Parking lot (not shown)
- 28. Parking lot (not shown)



Insurance Bonding Information

We are prepared to enter into any bonding requirements the City may have in this regard.

We contacted a local insurance broker Central Valley Insurance Services Ltd and we have attached their response for your information and consideration.

Insurance Bonding for a potential Cannabis Retail Location

Tecia Beulens

to me ▾

To Whom it May Concern:

Per your request, we have looked into bonding for a potential cannabis retail location.

We have several companies which would be willing to write this type of retail for Liability, Contents and Crime.

- You had requested information on a bond, similar to that of a liquor bond for a liquor store. This type of bond guarantees that the applicant will abide by all statutes, laws and regulations and that they will pay the appropriate government fees and taxes. In this context and Cannabis bond does not yet exist. A similar bond which could possibly be issued would be a Sales Tax Bond, guaranteeing that the applicant will pay all of their sales taxes to the government.
- There is currently a policy in force, for A Little Bud, through A10K which includes "3D Crime Coverage", this 3D Crime cover essentially is an employee bond and covers theft and mishandling of company assets
- We have also found that CNS looks to be a favorable candidate as an insurer. Their packages are well rounded, also including Crime coverage and they are pro-cannabis.

Thank you for your inquiries and we look forward to assisting you in attaining the required coverage.

Kind regards,

Tecia Beulens

General Lines Representative
Central Valley Insurance Services Ltd.

160-32500 South Fraser Way | Abbotsford, BC | V2T 4W1
Phone: 604-744-0999 | Fax: 604-744-0998
tbeulens@insurebc.ca

Description of Enforcement Action or Proceedings Against Applicant

City of Abbotsford

Mr. Tingskou operated 'A Little Bud' as a medical dispensary in Abbotsford from July 17, 2017 until October 15, 2018, two days prior to federal legalization. The business received weekly fines for doing so in the amount of \$850 issued quarterly and paid all of those fines accordingly. Since then they have operated solely as a glass and gifts shop awaiting a decision by the City of Abbotsford as to whether they will proceed to license dispensaries or not.

Description of Enforcement Action or Proceedings Against Applicant - Continued

Vehicle Sales Authority



March 21, 2019

Randall Tingskou
Via Email: randytingskou86@gmail.com

Re: Request for Licensing Information
File #19-02-255

Mr. Tingskou:

In response to your request, I have enclosed the materials pertaining to your licensing history with the VSA. I can also confirm that – other than the hearing notice included in those materials – no complaint or enforcement action was made or taken against you, while you were licensed as a salesperson.

I hope that this is helpful. Should you require additional information or materials, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink, appearing to read "Charles List". The signature is stylized and somewhat illegible due to the cursive nature of the writing.

Charles List, J.D.
Legal Administrative Assistant to the Privacy Officer

Description of Enforcement Action or Proceedings Against Applicant - Continued

We have attached a letter dated March 21, 2019 from the Vehicle Sales Authority of British Columbia confirming that no complaint or enforcement action was made or taken against Mr. Tingskou, while licensed as a salesperson and attaching a Hearing notice from January 15, 2014 that simply related to the issue of upgrading his sales license. He was working as a level 1 licensed salesperson and the MVSA introduced a level 2 requirement for all salespeople. It required attending licensing training for 3 days (mon-wed) and the dealership he was working for requested that we delay applying as there was talk that the level 2 requirements would soon be dropped. As such he waited accordingly until a final notice was sent. Upon receipt of the a final notice he immediately complied and completed the level 2 training successfully.

Assessment on how we will Minimize Impact on Child Care Facility

We are continuing to consider this issue and have set out some plans/suggestions/recommendations below and are open to any and all suggestions or recommendations by the City accordingly.

Potential issues and their solutions identified by A Little Bud include:

1. Driving while under the influence

- Strict “No service to intoxicated patrons” policy.
- In-store education about waiting until arrival at destination to consume.
- Signage in parking lot educating about penalties of driving intoxicated.
- Verbal communication from cashier to explain “no cannabis while driving”.

2. Cannabis and motor vehicles

- In-store education of the penalties of improperly stored cannabis.
- Signage in parking lot educating about penalties of improperly stored cannabis.
- Verbal communication from cashier explaining proper storage while driving.

3. Noise emissions

- Signage in parking lot indicating our request of being respectful to our neighbours.

4. Uncivil behaviour

- Any and all behaviour deemed unacceptable by A Little Bud will result in a lifetime ban from doing business with any of our stores or affiliates.
- The LCRB has put in place a recording and reporting process for any incidents which ALB will be strictly following.
- Any criminal activity will be reported to the police and documented.

5. Overcrowding

- The number of customers in store will be managed by ID check person to ensure the store never exceeds capacity.
- In the unlikely event that we experience queuing, the customers outside of the store will be directed by designated senior members of staff.
- We do not anticipate this to be an issue due to fast transaction times and express checkouts.

6. Access to minors

- Frosted windows prevent minors from seeing into store.
- Zero indication of cannabis sales from outside store due to modified A Little Bud logo.
- Minors are NOT allowed to enter store as per the Cannabis Control and Licencing Act of BC even if accompanied by a parent or guardian.
- Our store has an ID checking area, ensuring the verification of a persons age before viewing and access to the rest of the store containing cannabis.
- Any customers suspected of purchasing products for a minor will be given a lifetime ban from any A Little Bud store and our affiliates and reported to the proper authorities.

7. Employee identification

- Employees will be given a uniform to clearly indicate that they work for A Little Bud and are properly educated in dealing with cannabis.

Assessment on how we will Minimize Impact on Child Care Facility - Continued

8. Garbage and litter

- In-store and parking lot signage indicating products should not be used until safely arriving at your destination.
- Garbage cans for use in-store as well as in the parking lot.
- The Green Team will be conducting neighbourhood clean-ups twice weekly and A Little Bud property cleanup daily.
- Due to products not being consumed on-site, we believe the garbage impact will be minimal. We encourage proper disposal of packing through our recycling program.

9. Odour or smell

- All cannabis is delivered to the retailer prepackaged by the producer in smell-proof and child resistant packaging.
- Prior to all sales, A Little Bud will put purchased products into our smell-proof and child resistant packaging before being given to customers.
- In-store and parking lot signage indicating products should not be used until safely arriving at your destination as well as indicating penalties.
- We will ensure there will be no cannabis consumed on site and anyone caught doing so will be banned from any A Little Bud stores and affiliates as well as reported to the proper authorities as it is an offence under the Cannabis Control and Licencing Act of BC to consume cannabis products at a cannabis retail location.

10. Vehicle traffic and parking

- Comprehensive parking plan to minimise vehicle congestion in the surrounding area.
- Additional educational initiative including detailed map with where customers can and cannot park displayed upon entry into A Little Bud's age verification area.
- Reduced A Little Bud store hours to facilitate pick-up and drop-off time at the daycare.
- To ensure our operations have a minimal impact on the existing child care facility we propose the opening time of 10AM in lieu of the standard 9AM opening time for cannabis and liquor stores in British Columbia.

In addition to the outlined potential problems and solutions, we wish to express a continual willingness to work with the City of White Rock and daycare facility to mitigate or resolve any unforeseen issues that may arise.

Assessment on how we will Minimize Impact on Child Care Facility - Continued

After carefully reviewing driving and walking routes to St.John's Daycare at the Presbyterian Church in Canada at 1480 George St White Rock, it appears unlikely that such traffic would pass by the proposed store on the way to the daycare. Any vehicles coming from the North will most likely drive to Russell Ave and then over to the parking lot access at the church. Any vehicles coming from the South will most likely drive to Thrift ave and then up George St to the parking lot access at the church. Any route that takes the driver down Johnston Rd to get to the Presbyterian Church in Canada would be inefficient and unlikely.

The drop-off time for the St.John's Daycare at the church is 7:30AM-9:00AM. The vast majority of vehicles dropping young children off at the care centre will have left the neighbourhood prior to the opening of our proposed store at 10AM. This is due to the fact that many of the parents will need to be at their place of employment by 9AM.



Legend:

A Little Bud: **Red**

Presbyterian Church in Canada: **Blue**

Presbyterian Church in Canada Parking Lot: **Green**

There will be no signage on the back of the building at the proposed location and no Cannabis or marijuana icons/photos/emblems on all exterior signage.

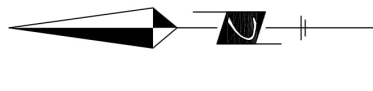
Registered Survey Plan

SKETCH PLAN SHOWING DISTANCE BETWEEN PROPOSED BUSINESS LOCATION ON WEST HALF OF LOT 2 EXCEPT THE WEST 7 FEET; NWD PLAN 8096, AND EXISTING DAYCARE ON LOT "D" NWD PLAN 22552; ALL OF SECTION 11 TOWNSHIP 1

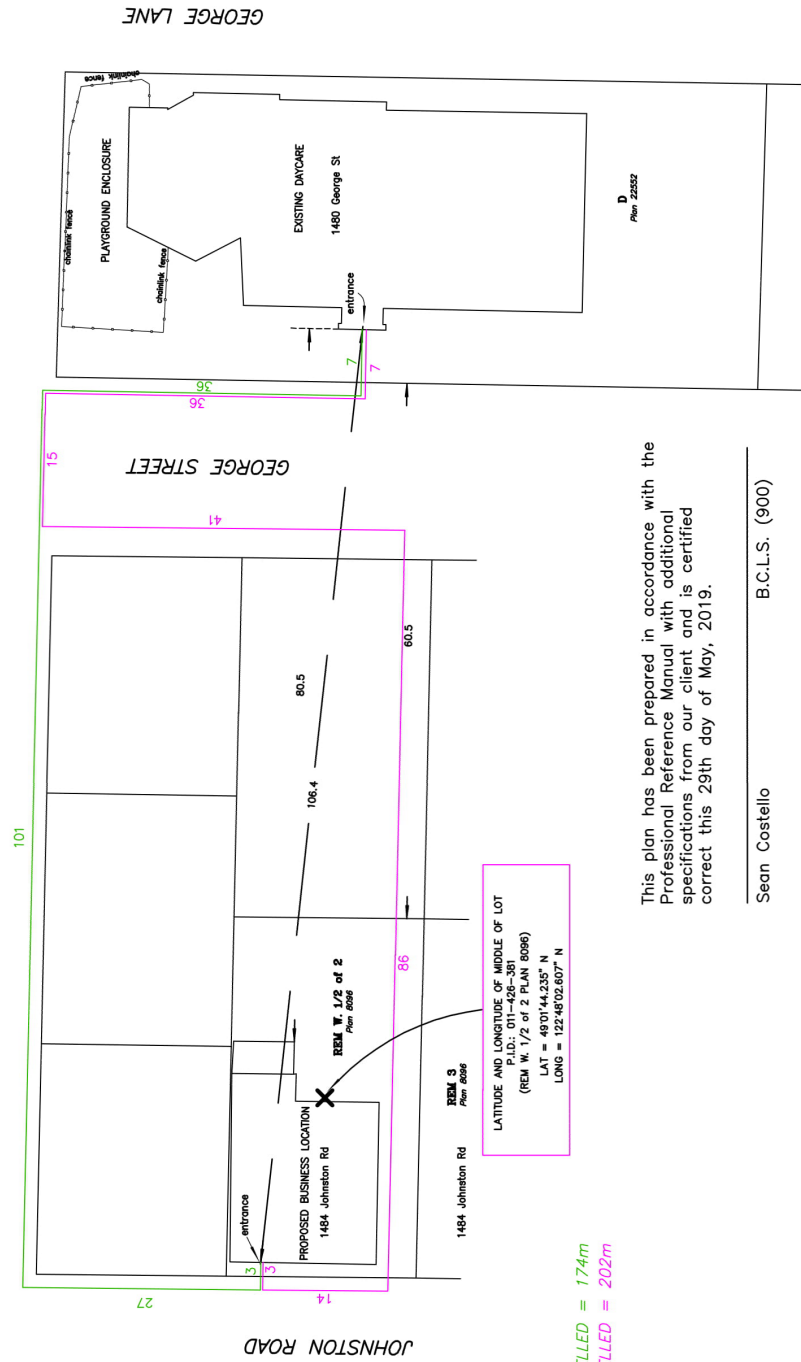
CIVIC ADDRESS: 1484 Johnston Road, White Rock, B.C.



SCALE — 1 : 500
All distances are in metres



RUSSELL AVENUE



— TOTAL DISTANCE TRAVELLED = 17.4m
— TOTAL DISTANCE TRAVELLED = 20.2m

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 29th day of May, 2019.

Sean Costello B.C.L.S. (900)

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206-16055 Fraser Hwy
Surrey, B.C. V4N0G2
Phone: 604-597-3777
Fax: 604-597-3783
File: 7062-TP(500)

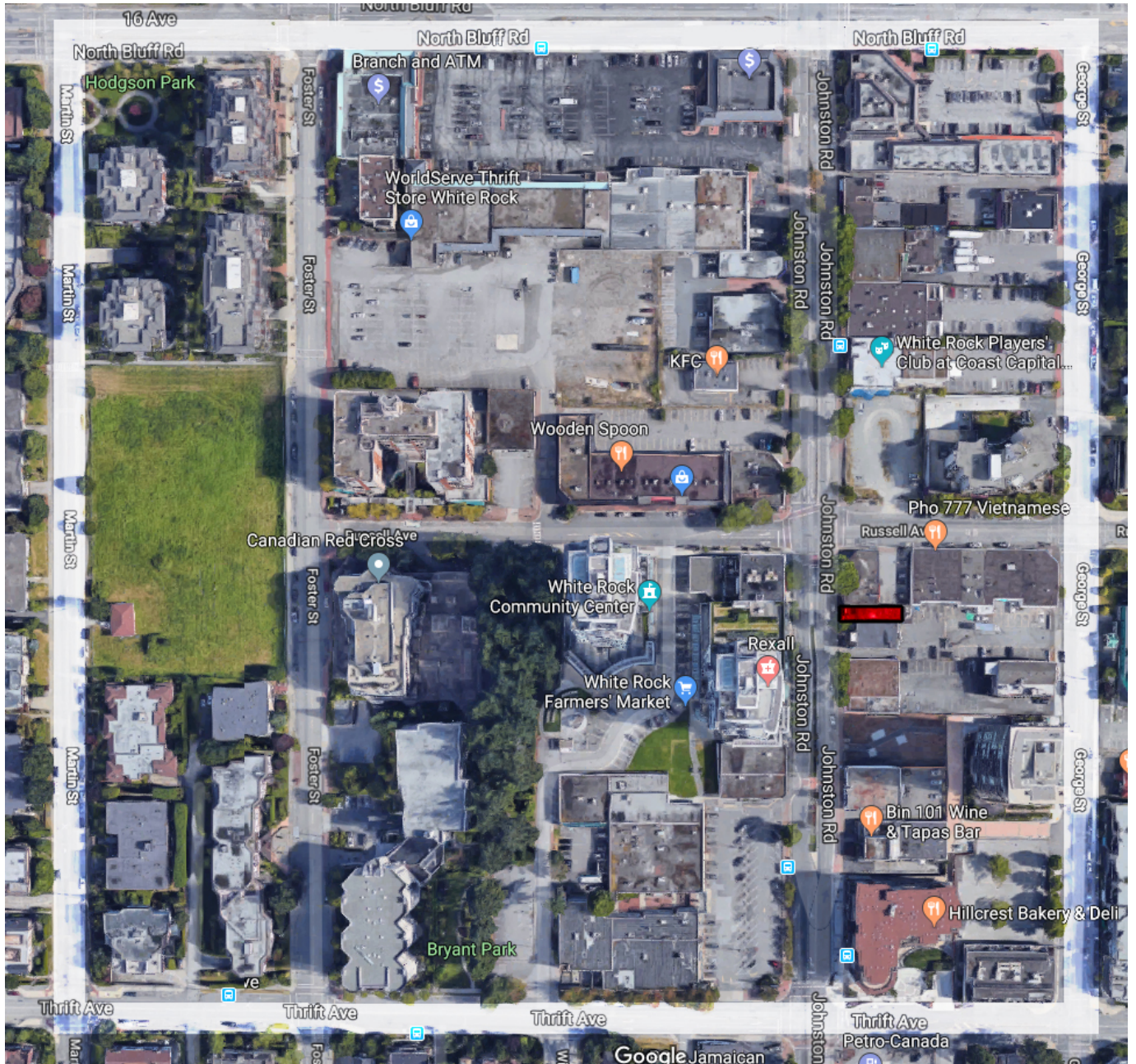
This plan lies within the Metro Vancouver Regional District

Context Plan Showing Compliance with Zoning Bylaw & use of Adjacent Properties

As per White Rock Criteria:

“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).”

A Little Bud proposed location shown in red:



Context Plan Showing Compliance with Zoning Bylaw & use of Adjacent Properties - Continued

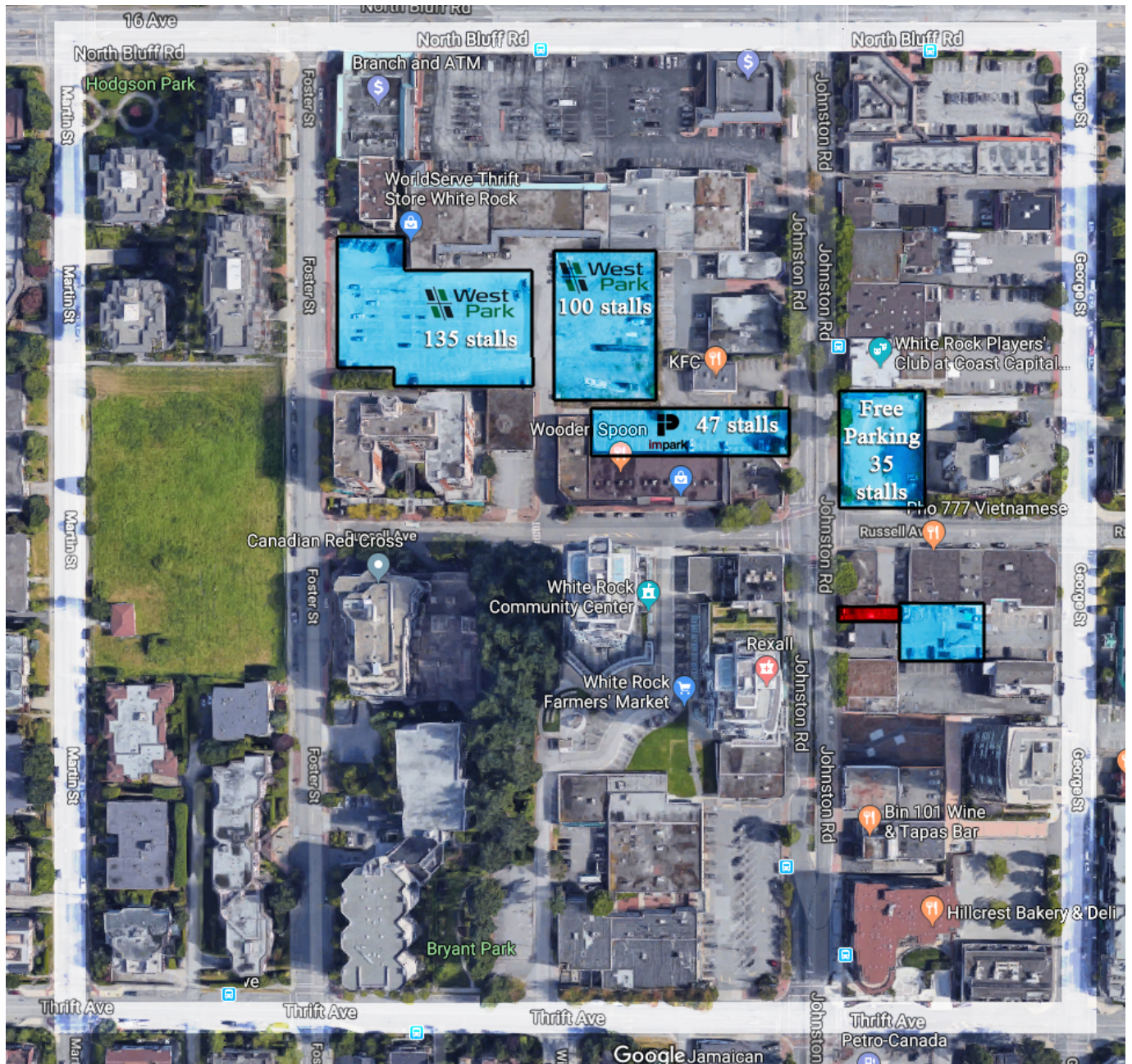


1. Time II Dryclean - Drycleaner
2. Cafe 8 - Restaurant
3. A Little Bud - Proposed Store
4. Vacant
5. Mala Factory - Restaurant
6. EZ-Vape - Vaporizer Store
7. White Rock Travel - Travel Agency
8. Big Feet - Massage Therapist
9. Envy Nail - Beauty Salon
10. Penang Szechuan Cuisine - Restaurant
11. Pho 777 Vietnamese - Restaurant
12. Tarek's Cut - Hair Salon
13. White Rock Supermarket - Supermarket
14. Salty Fish and Chips - Restaurant
15. Christian Science - Church
16. Organic Touch Health Centre - Massage Therapist
17. Dining Wok Shanghai Restaurant - Restaurant
18. Amin's Fine Drycleaning - Drycleaner

All adjacent properties (1 through 18) are zoned as CR-1

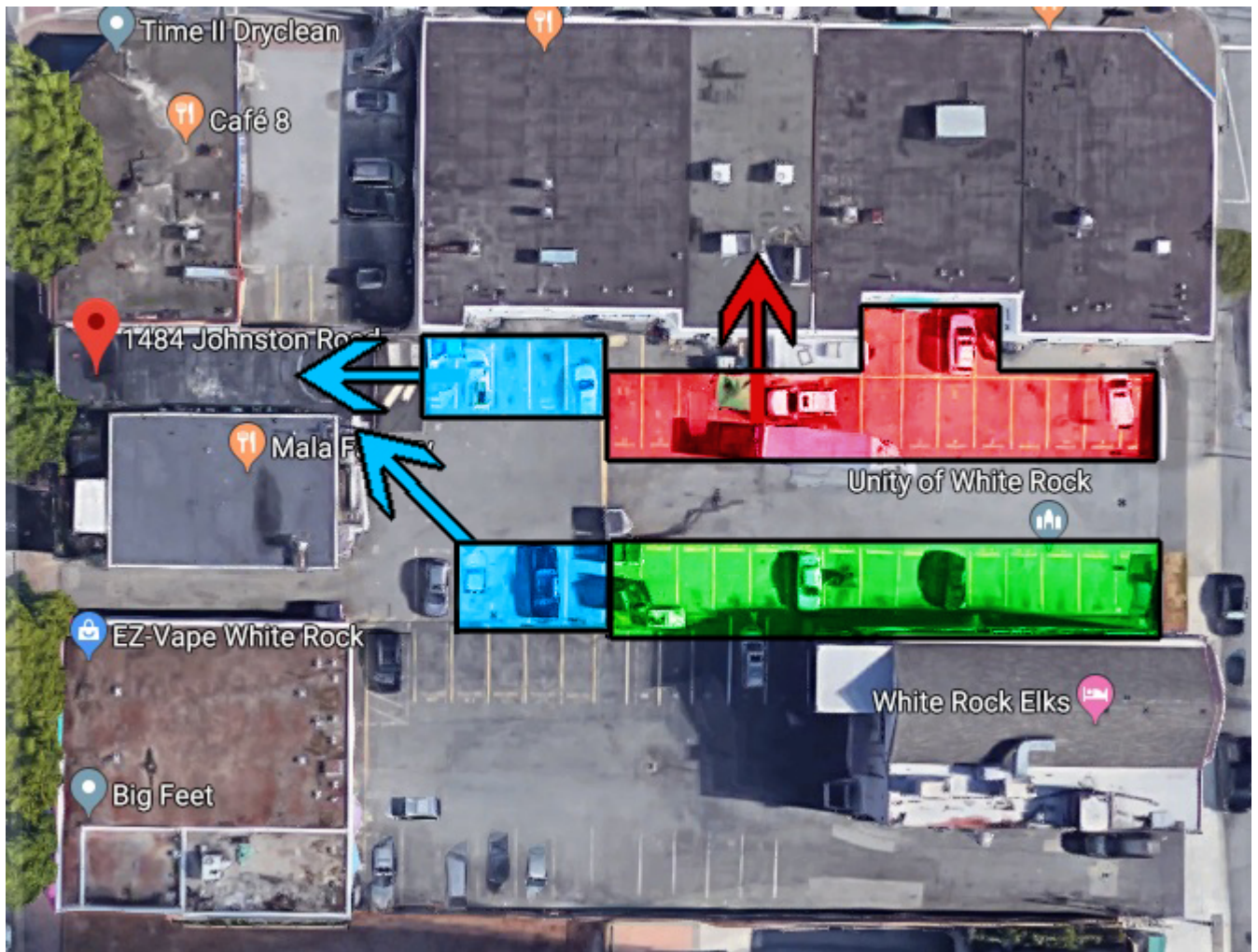
Context Plan - Continued

We understand and appreciate that the increased flow of traffic because of A Little Bud may impact the surrounding area. We have identified a number of public parking areas (highlighted in blue) near our proposed store location to help mitigate that impact.



Behind the proposed store is a parking lot in which we will have ten stalls assigned to our unit and marked accordingly. There are approximately 50 street parking stalls within a one block radius of our store. There is a free public parking lot 44 meters North with 35 stalls. To the Northwest of A Little Bud is a paid Impark lot with 47 stalls that is an 85 meter walk. Furthermore, there are two Westpark owned paid lots with a total of 235 stalls which is a 200 meter walk from our store entrance.

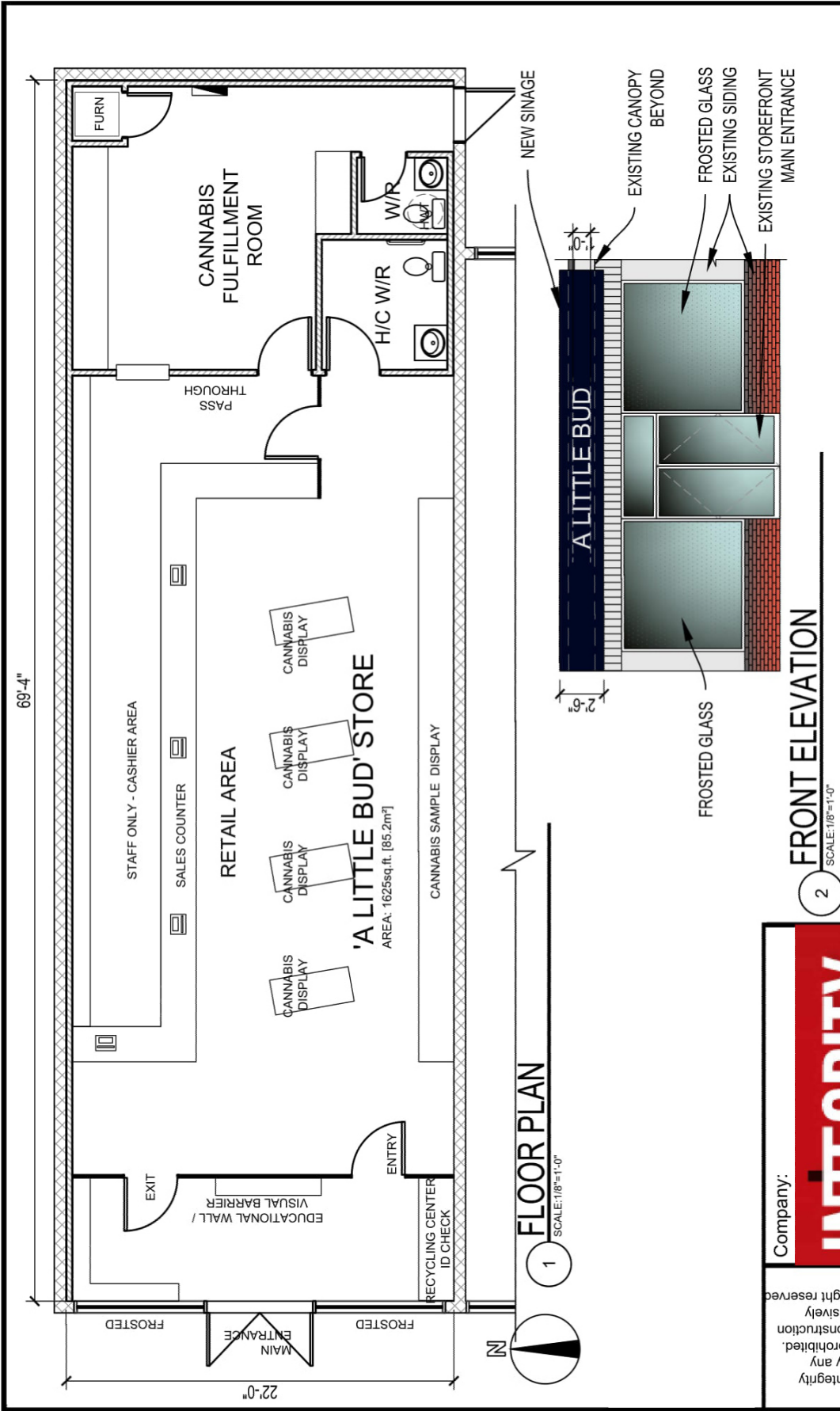
Context Plan - Continued



Our proposed location comes with 10 parking stalls (blue) which will be marked accordingly. The businesses to the north share 18 stalls (red) and have streetside parking out front. In addition to our dedicated spots there are also 14 customer parking spaces (green). There are also 30 streetside parking stalls within the boundary of Johnston Rd to George St and Russell Ave to Thrift Ave.

We plan on having 8 members of staff working at any given time. To help the parking situation, we have rented a total of 5 parking spots from Impark and WestPark at nearby lots that will be used for staff parking. This, combined with carpooling for 3 of our managerial staff, ensures that all available parking stalls at the store location will be available for customers.

With regards to the City of White Rock's concern about pedestrian and traffic safety through the alley off of Johnston road, please see the attached pedestrian and traffic safety study by Creative Transportation Solutions. We plan on implementing all suggestions provided by CTS pending the City's approval.



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Company: **INTEGRITY DESIGN**

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Project Information:		Sheet Description:	
'A LITTLE BUD' 1484 Johnston Road, White Rock, BC		FLOOR PLAN AND FRONT ELEVATION	
File: 19-0103	Date: 4/26/2019	Dwn: EK	Chk: CB
Page: A2		Revision: 1	

Signage Plan



Facade and Window Treatment

Before:



After:

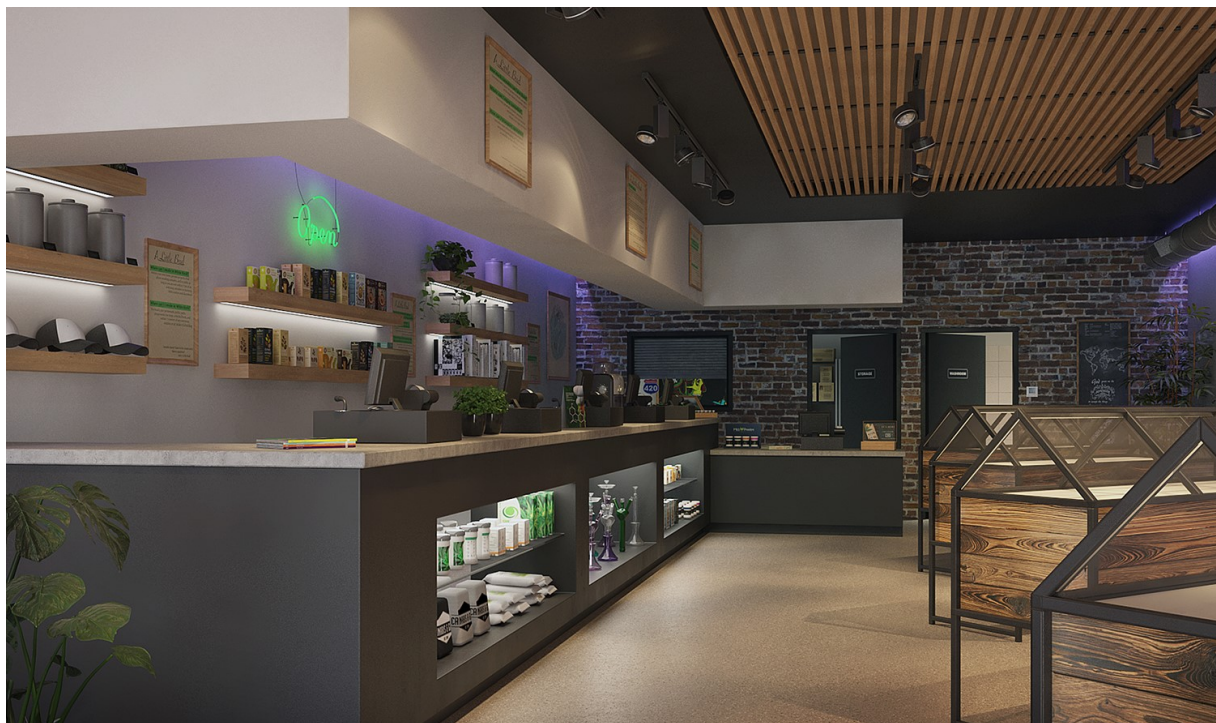


The proposed location (1484 Johnston Rd) and its adjacent property (1482 Johnston Rd) will receive a much needed facelift pending licensing. Integrity design has completed the rendering including elevation (see attached). We have tentatively acquired the adjacent property (1482 Johnston Rd) to provide A little Bud with additional parking spaces and to hopefully be the future home of A Little Bud Glass and gifts. This property will be leased concurrently with the current proposed location once applications are complete.

As per the requirements set out by the Cannabis Control and Licencing Act, recreational cannabis storefronts are required to prevent sight into the building until ID can be checked. We plan to take this opportunity to showcase some of the iconic locations in White Rock. Below is a rendering of our proposed window frosting with the pier. A Little Bud has always proudly been a pet friendly location and we intend to continue this at our White Rock location.



Proposed interior design:



Rear of building before:



Rear of building after:



The rear of the building will also receive a facelift including fresh painting of the building, hot water pressure washing of the parking lot, repainting of all parking lines as well as all necessary landscape maintenance.

MEMORANDUM

TO: Randy Tingskou, A Little Bud
FROM: Aaron Chan, P.Eng., CTS
DATE: 27 June 2019
RE: 1484 Johnston Road Traffic Engineering Services
White Rock, BC
FILE NO: 7082-061



Aaron Chan
28 June 2019

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this **FINAL** memo summarizing our findings on the access review at 1484 Johnston Road in the City of White Rock.

The primary objectives of this assignment were as follows:

1. To conduct a site visit to document the existing condition and operation of the access and parking lot at 1484 Johnston Road in the City of White Rock;
2. To review the existing condition and operation of the access and parking lot and determine the appropriate justification to improve the operation and safety of the access and parking lot; and
3. To prepare a brief report summarizing the technical analysis, key findings and Recommendations.

This document summarizes our technical analysis, key findings and recommendations.

1.0 EXISTING CONDITIONS

1.1 Site Visit

CTS conducted a site visit on Monday, June 17, 2019 to observe the existing condition of the access and parking lot at 1484 Johnston Road in the City of White Rock. From the site visit, we summarized the followings:

- The access is located between 1468 and 1478 Johnston Road with an access driveway of approximate 20 meters long and 4.3 meters wide;
- The distance from the curb edge to the building at the frontage of Johnston Road is approximate 3.5 meters, which includes 2 meters of the pedestrian sidewalk and 1.5 meters of the front porch;

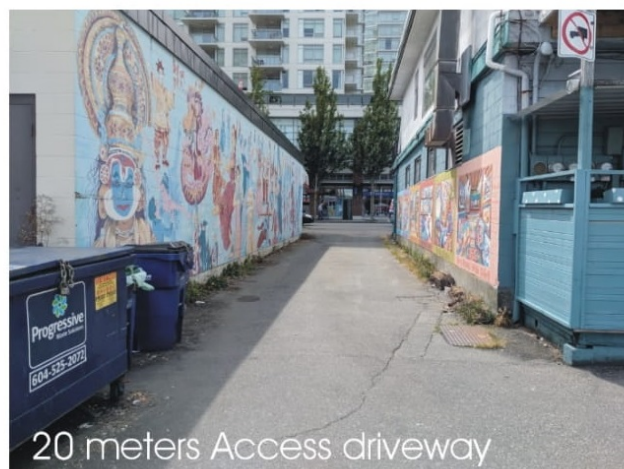
- Motorist sight distances to the pedestrian on the sidewalk are limited by the buildings on both side of the access driveway when exiting the access;
- No operation issues were observed for motorist entering the access from Johnston Road;
- The 1484 Johnston Road back parking lot consists of 10 parking stalls and have sufficient space for a typical passenger car to make U-turns when all parking stalls are occupied;
- The 1484 Johnston Road back parking lot is connected to the parking lot of 15226 Russell Avenue with no fence or blockage in between;
- To access the 1484 Johnston Road back parking lot, motorist can use either the access on Johnston Road or the access on George Street (15226 Russel Avenue parking lot access);
- No vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period.
- During the site visit between 15:00-16:00, a 30 minutes traffic count was conducted to the study access and parking lot. Only one vehicle was observed to leave the parking lot using the study access.

FIGURE 1 illustrated the photos of study access, access driveway and parking lot behind the building of 1484 Johnston Road.

FIGURE 1 STUDY ACCESS, ACCESS DRIVEWAY AND BACK PARKING LOT



Access on 1484 Johnston Street



20 meters Access driveway



1484 Johnston Street back parking lot

2.0 DISCUSSION AND RECOMMENDATION

2.1 Discussion

From the observation documented in the section above, we noticed that the usage of the study access and parking lot is not significant. No capacity issues were identified. Also, no vehicle was observed to use the parking lot as short-cut through the accesses from/to George Street to/from Johnston Road during the survey period. It is expected that some motorists may use either the access on George Street or Johnston Road to access both the 1478 Johnston Road parking lot and 15226 Russel Avenue parking lot.

It is concerned that the limited motorists' visibility when exiting the access to Johnston Road as the buildings on both sides of the access driveway block the motorists view to the pedestrian on sidewalk at the frontage of 1478 Johnston Road. To mitigate the situation, a speed hump could be used to slow the traffic at the access driveway in addition to a warning and stop signs to warn the motorists to stop for pedestrian crossing ahead on the sidewalk. Also, to improve the motorists' visibility to the pedestrian, a meter-high fences or delineators could be used to block the pedestrian crossing the access at the

front porch area while letting the motorists to advance forward 1.5 meters for better visibility.

It is also concerned that the access driveway width is approximate 4.3 metres, which is not sufficient for two-way traffic at the same time. Based on the current access traffic volume, conflicts between opposite traffic at the access driveway is negligible. No action is required to mitigate the opposite traffic conflicts at the moment. Consideration for mitigation when the access traffic volume is over 30 vehicles per hour.

2.2 Recommendation

Based on the findings, CTS recommended that:

- Installing the speed hump, “Stop” sign, “Pedestrian Crossing” Warning sign to the access driveway;
- Installing 1-meter tall fences or delineators at the front porch on both sides of the access driveway.

FIGURE 2 illustrated the proposed locations of the fences/delineators and speed hump

**FIGURE 2
PROPOSED LOCATION OF THE FENCES/DELINEATORS AND SPEED HUMP**



Assessment on how we will Minimize Impact on Child Care Facility

We are continuing to consider this issue and have set out some plans/suggestions/recommendations below and are open to any and all suggestions or recommendations by the City accordingly.

Potential issues and their solutions identified by A Little Bud include:

1. Driving while under the influence

- Strict “No service to intoxicated patrons” policy.
- In-store education about waiting until arrival at destination to consume.
- Signage in parking lot educating about penalties of driving intoxicated.
- Verbal communication from cashier to explain “no cannabis while driving”.

2. Cannabis and motor vehicles

- In-store education of the penalties of improperly stored cannabis.
- Signage in parking lot educating about penalties of improperly stored cannabis.
- Verbal communication from cashier explaining proper storage while driving.

3. Noise emissions

- Signage in parking lot indicating our request of being respectful to our neighbours.

4. Uncivil behaviour

- Any and all behaviour deemed unacceptable by A Little Bud will result in a lifetime ban from doing business with any of our stores or affiliates.
- The LCRB has put in place a recording and reporting process for any incidents which ALB will be strictly following.
- Any criminal activity will be reported to the police and documented.

5. Overcrowding

- The number of customers in store will be managed by ID check person to ensure the store never exceeds capacity.
- In the unlikely event that we experience queuing, the customers outside of the store will be directed by designated senior members of staff.
- We do not anticipate this to be an issue due to fast transaction times and express checkouts.

6. Access to minors

- Frosted windows prevent minors from seeing into store.
- Zero indication of cannabis sales from outside store due to modified A Little Bud logo.
- Minors are NOT allowed to enter store as per the Cannabis Control and Licencing Act of BC even if accompanied by a parent or guardian.
- Our store has an ID checking area, ensuring the verification of a persons age before viewing and access to the rest of the store containing cannabis.
- Any customers suspected of purchasing products for a minor will be given a lifetime ban from any A Little Bud store and our affiliates and reported to the proper authorities.

7. Employee identification

- Employees will be given a uniform to clearly indicate that they work for A Little Bud and are properly educated in dealing with cannabis.

Assessment on how we will Minimize Impact on Child Care Facility - Continued

8. Garbage and litter

- In-store and parking lot signage indicating products should not be used until safely arriving at your destination.
- Garbage cans for use in-store as well as in the parking lot.
- The Green Team will be conducting neighbourhood clean-ups twice weekly and A Little Bud property cleanup daily.
- Due to products not being consumed on-site, we believe the garbage impact will be minimal. We encourage proper disposal of packing through our recycling program.

9. Odour or smell

- All cannabis is delivered to the retailer prepackaged by the producer in smell-proof and child resistant packaging.
- Prior to all sales, A Little Bud will put purchased products into our smell-proof and child resistant packaging before being given to customers.
- In-store and parking lot signage indicating products should not be used until safely arriving at your destination as well as indicating penalties.
- We will ensure there will be no cannabis consumed on site and anyone caught doing so will be banned from any A Little Bud stores and affiliates as well as reported to the proper authorities as it is an offence under the Cannabis Control and Licencing Act of BC to consume cannabis products at a cannabis retail location.

10. Vehicle traffic and parking

- Comprehensive parking plan to minimise vehicle congestion in the surrounding area.
- Additional educational initiative including detailed map with where customers can and cannot park displayed upon entry into A Little Bud's age verification area.
- Reduced A Little Bud store hours to facilitate pick-up and drop-off time at the daycare.
- To ensure our operations have a minimal impact on the existing child care facility we propose the opening time of 10AM in lieu of the standard 9AM opening time for cannabis and liquor stores in British Columbia.

In addition to the outlined potential problems and solutions, we wish to express a continual willingness to work with the City of White Rock and daycare facility to mitigate or resolve any unforeseen issues that may arise.

Assessment on how we will Minimize Impact on Child Care Facility - Continued

After carefully reviewing driving and walking routes to St.John's Daycare at the Presbyterian Church in Canada at 1480 George St White Rock, it appears unlikely that such traffic would pass by the proposed store on the way to the daycare. Any vehicles coming from the North will most likely drive to Russell Ave and then over to the parking lot access at the church. Any vehicles coming from the South will most likely drive to Thrift ave and then up George St to the parking lot access at the church. Any route that takes the driver down Johnston Rd to get to the Presbyterian Church in Canada would be inefficient and unlikely.

The drop-off time for the St.John's Daycare at the church is 7:30AM-9:00AM. The vast majority of vehicles dropping young children off at the care centre will have left the neighbourhood prior to the opening of our proposed store at 10AM. This is due to the fact that many of the parents will need to be at their place of employment by 9AM.



Legend:

A Little Bud: **Red**

Presbyterian Church in Canada: **Blue**

Presbyterian Church in Canada Parking Lot: **Green**

There will be no signage on the back of the building at the proposed location and no Cannabis or marijuana icons/photos/emblems on all exterior signage.