

APPENDIX F

Community Concerns & Response (Information)

Interest / Concern	Response Additional Information
<p>Smoking of Cannabis in Public</p> <ul style="list-style-type: none"> • Deterrent to Families • Impacts on those with health concerns • Concerns with the odor 	<ul style="list-style-type: none"> • [City Response] City of White Rock Public Health Smoking Protection Bylaw, 2018, No. 1858, prohibits smoking (the definition of which includes cannabis) “in any outdoor gathering place under the jurisdiction of the City of White Rock including parks, sports fields, playgrounds, the promenade, the pier and the beach”. Fines tied to infractions against the Bylaw range between \$100 and \$2,000. The City’s Bylaw Enforcement Officers regularly monitor activities in the Town Centre Area and generally look for voluntary compliance with smoking restrictions through dialogue and education. • [City Response] The notice of the application was circulated to the RCMP who provided a response noting they have no concerns with the proposal. • [Applicant Response] The applicant provided the following comments in their PIM summary response: <ul style="list-style-type: none"> ○ Legal and regulated cannabis stores do not emit an odor outside of the stores. ○ Customers are prohibited from opening products in and around the premises and from smoking on site as per the Liquor and Cannabis Regulations. ○ The Applicant notes that they have not received any complaints from any of their current cannabis retail stores in BC (Vancouver, Tsawwassen, Ladner, Coquitlam, and Courtenay) that have been operating for the past 3 years.
<p>The number of cannabis stores in the City</p>	<ul style="list-style-type: none"> • [City Response] During the Public Information Meeting, there were several concerns raised by the number of cannabis stores operating in the City. <ul style="list-style-type: none"> ○ Per Section 4.1.3 (ii) of the City’s Zoning Bylaw, cannabis stores are permitted in no more than three lots within the Town Centre Area (bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street). ○ There is presently only one approved cannabis store in the Town Centre area located at 1484 Johnston Road This store is currently operational. The other approved location is 15053 Marine Drive. As this location was outside the designated Town Centre, the applicant for this cannabis store (Seed and Stone) was subject to the zoning bylaw amendment process, in addition to requiring a TUP and a cannabis license referral. Council approved this use at this location in September 2021. The relevant Zoning Bylaw section was updated to specifically permit cannabis use in this location in addition to the three in the Town Centre. Staff note that this store is currently not in operation. ○ If approved, the proposed cannabis use at 1554 Foster Street will meet the City’s Zoning Bylaw requirement and will be the second store approved within the Town Centre Area.

APPENDIX E

Interest / Concern	Response Additional Information
	<ul style="list-style-type: none"> • [Applicant Response] <ul style="list-style-type: none"> ○ The City of White Rock cannabis policy states the maximum number of stores permitted in the city is 3. Currently, there is only one approved store in the City of White Rock. The Semiahmoo First Nations cannabis store is not located in White Rock, but on First Nations land in Surrey. ○ The South Surrey Peninsula (including White Rock) has a population of approximately 140,000. The general rule of thumb the industry considers to be viable is one store for every 10,000 people density. ○ Canada Health and Provincial Governments regulated and legalized cannabis in its battle to eliminate the illicit market.
Limited Parking on Foster Street	<ul style="list-style-type: none"> • [City Response] During the Public Information Meeting a number of concerns were expressed about the limited on-street parking on Foster Street. <ul style="list-style-type: none"> ○ The proposed cannabis retail store would, if approved, be established within the 174 square metre (1,873 square foot) commercial unit which formerly housed the “Debbie Mozelle Designer Optical” business. The store would have a retail floor area of approximately 151.46 square metres (1630.36 square feet), being the space accessible to customers. With respect to parking, the former and proposed use of the property are both considered a “commercial–retail” use. A commercial retail use at this site requires 1 space per 37m² which, per the Bylaw, would have required a total of 5 parking spaces. The proposal complies with this requirement as 5 off-street parking spaces are being provided within the private parking lot on Central Plaza fronting the secondary access of the subject unit. ○ In addition to the off-street parking, on-street parking spaces are available on Foster Street, however, the current on-street parking restriction is a 3-hour maximum (medium-term). • [Applicant Response] In order to address the concerns raised by the public regarding limited parking on Foster Street, the applicant notes the following: <ul style="list-style-type: none"> ○ There are sufficient parking spaces in the Central Plaza (parking off Johnston Road) and on the south and west side parking lots. There is public pay parking located at the rear (south) of this plaza. We will not require any additional parking than the existing one. ○ Encourage patrons to park in the main parking area within the Central Plaza parking lot and access the store from the secondary access fronting the assigned parking spaces. We anticipate having a regular customer base that will prefer to use the parking lot as easier access to our store and not park on Foster Street.
Compatibility with Residential Community <ul style="list-style-type: none"> • Proximity of use to homes/ 	<ul style="list-style-type: none"> • [City Response] The proposed cannabis retail store lies within the Town Centre where the current standards of the Zoning Bylaw allow for up to three stores subject to a Temporary Use Permit (TUP). The TUP would allow the City to deny the continuation of the use,

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<p>children/recreational/public areas</p> <ul style="list-style-type: none"> Concerns with Loitering 	<p>following the three-year term of the permit, if it is determined that the use is undesirable. Tying the use to a TUP also gives Council the ability to extend the duration of the use for an additional period of three years. Following a potential six-year period of operation, the cannabis retail store, if approved, would need to apply for a zoning bylaw amendment that would permit the use in perpetuity. In this case, if the rezoning were approved the subject property would remain in the existing CR-1 Zone with the ability to introduce a “cannabis retail store” being enabled by amendments to the General Provisions & Regulations Section of the Bylaw (Section 4.1.3).</p> <ul style="list-style-type: none"> [Applicant Response] In addition to employing CPTED principles in the design of this commercial unit, the Applicant has noted the following: <ul style="list-style-type: none"> Customers are prohibited from loitering in and around our stores as per the Liquor and Cannabis Regulations. Additional signage will be implemented outside the store to deter people from loitering or smoking around the store. Since the Liquor and Cannabis Regulations prohibit loitering and smoking outside our stores, the applicant’s staff will ensure this is managed. Security cameras will be located at all entrances, with 4-6 staff always working in the store.
<p>Hours of Retail Sale</p>	<ul style="list-style-type: none"> [Applicant response] The applicant notes that to mitigate the neighbours concerns about the store being open until 11PM every day, the applicant has offered to lock the Foster Street entrance from Sunday to Thursday at 9PM to reduce the perceived impact off Foster Street. The primary access from the Central Plaza will stay open until 11 pm. On Friday and Saturday, both entrances will be open until 11 pm to match the liquor store hours and provide customer access. [City Response] The Liquor and Cannabis Regulation Branch (LCBR) provides general guidance on the hours of cannabis retail sale, supporting hours between 9AM and 11PM. The applicant would like to operate their business within these same hours. It is noted that the other cannabis retail store at 1484 Johnston Road has been in operation since 2020 with no complaints or incidents of concern noted.
<p>Increase in the homeless population</p>	<ul style="list-style-type: none"> [Applicant response] The increase in the homeless population or people experiencing poverty is not related to legal and regulated cannabis stores. The Applicant has offered proposed to take steps in assisting the City of White Rock in reduction measures, but note that this is a nationwide issue that needs support from every level of government (City, Provincial, and Federal)