

**Regular Council Meeting for the purpose of PUBLIC HEARING/ PUBLIC MEETING**



**Minutes**

June 24, 2024, 4:00 p.m.  
City Hall Council Chambers  
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRESENT: Mayor Knight  
Councillor Chesney  
Councillor Klassen  
Councillor Lawrence  
Councillor Partridge  
Councillor Trevelyan

ABSENT: Councillor Cheung

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Tracey Arthur, Director of Corporate Administration  
Anne Berry, Director of Planning and Development Services  
Candice Gartry, Director of Financial Services  
Jim Gordon, Director of Engineering and Municipal Operations  
Kari Laing, Director of Human Resources  
Ed Wolfe, Fire Chief  
John Woolgar, Director of Recreation and Culture  
Justin Schneider, Manager of Parks (via electronic means)  
Rebecca Forrest, Manager of Cultural Development  
John Stech, Manager of Community Recreation  
Neethu Syam, Planning Division Lead  
Debbie Johnstone, Deputy Corporate Officer

PUBLIC: 28 (approximately)

---

**1. CALL MEETING TO ORDER**

The meeting was called to order at 4:02 p.m.

**TEMPORARY USE PERMIT 23-015**

**CIVIC ADDRESS: 1554 Foster Street**

**PURPOSE:** The City has received concurrent applications for a temporary use permit and a cannabis licence referral which, if approved, would enable the establishment of a non-medical cannabis retail store in a vacant commercial space at 1554 Foster Street,

located within 15100 North Bluff Road (Central Plaza). As this Public Hearing/ Public Meeting relates to an application from a private store operator (Imagine Cannabis Co.), this opportunity for input also serves as the Public Hearing for gathering the views of residents with respect to the application for a Provincial cannabis retail store licence from the Liquor and Cannabis Regulation Branch.

**2. DIRECTOR OF CORPORATE ADMINISTRATION READS A STATEMENT REGARDING THE PROCEDURE TO BE FOLLOWED FOR THE PUBLIC HEARING/ PUBLIC MEETING**

**3. DIRECTOR OF CORPORATE ADMINISTRATION ADVISES HOW THIS PUBLIC HEARING/ PUBLIC MEETING HAS BEEN PUBLICIZED**

- Notice was published in the June 13 and 20 editions of the Peace Arch News.
- 1,125 notices were mailed to owners and occupants within 100 meters of the subject property.
- A copy of the notice was placed on the public notice posting board on June 11, 2024.

**4. THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO PRESENT THE PROPOSED APPLICATION**

The Director of Planning and Development Services provided a PowerPoint presentation with an overview of the application.

**5. THE CHAIRPERSON WILL REQUEST THE DIRECTOR OF CORPORATE ADMINISTRATION TO ADVISE OF ANY CORRESPONDENCE OR SUBMISSIONS RECEIVED**

As of 8:30 a.m. on June 19, 2024 there have been **eight (8)** submissions received.

**Note:** Submissions received between 8:30 a.m. on June 19, 2024 and 12:00 p.m. (noon) on June 24, 2024 will be presented "On Table" at the Public Hearing/ Public Meeting.

Author	Date Received	City of Residence	Status	Item #
J. Hack	June 13, 2024	Undisclosed	Opposed	C-1
S.R. Solvason and M.T. Solvason	June 13, 2024	White Rock	Opposed	C-2
S. Bergen-Henengouwen	June 15, 2024	White Rock	Comments	C-3
D. Thompson	June 15, 2024	White Rock	Opposed	C-4

K. and G. Hopkins	June 16, 2024	White Rock	Opposed	C-5
G. Yerebasmaz	June 16, 2024	White Rock	Comments	C-6
“White Rock Resident”	June 16, 2024	White Rock	Opposed	C-7
P. Petrala	June 17, 2024	White Rock	Opposed	C-8

On Table there were seven (7) submissions, all of which were not in support of the application.

**6. THE CHAIRPERSON INVITES THOSE IN ATTENDANCE TO PRESENT THEIR COMMENTS**

Mayor Knight called for those wishing to speak to the public hearing/ public meeting to come forward.

- M. Buhler, Surrey, District Manager for Imagine Cannabis, in support of the application, spoke to the company values and positive impacts on the community.
- D. Pearson, Lynn Valley, Manager for Imagine Cannabis, in support of the application, noting positive impacts of the industry and the benefits of the product for the community.
- R. Tingskou, Abbotsford, Owner and Operator of A Little Bud, not in support of the application, noted concerns with oversaturation of cannabis stores in the community.
- V. Sachdeva, Surrey, Seed & Stone, not in support of the application, noted concerns with the viability of three (3) cannabis stores in White Rock. Stated Seed & Stone has not yet received their license and that this should be considered first.
- N. Vanderwall, White Rock, Procurement / Forecasting for A Little Bud Cannabis, not in support of the application, noted concerns with oversaturation of the market, and the proximity of the proposed site to A Little Bud. Stated that a slower approach to determining the needs of the community should be considered by the City.
- H. Kallon, Vancouver, Property Manager, Landmark Central Plaza, in support of the application, noted that the location will be a mix of residential and retail in the future and noted there would be ample parking in the parking lot and on the

street. Stated this applicant will be a good choice for the location and area, and that the company has deep roots in the community.

- Y. Yang, Surrey, not in support of the application, noted concerns with the location being near an international school (students come to study English, Monday - Friday)
- H. Hoonjan, White Rock, Owner of Imagine Cannabis, addressed concerns noted from the public. Spoke to issues with complaints about competition in the area – stated three (3) stores would be a good balance and would create healthy competition. Addressed safety concerns noting that cannabis stores do not create homelessness, and do not bring crime in the area.
- V. Sachdeva, Surrey, Seed & Stone, not in support of the application, speaking a second time, stated they have been waiting for a long time and should be considered first before new applications with the same use come forward.
- H. Hoonjan, White Rock, Owner of Imagine Cannabis, in support of the application, speaking a second time, stated that he has worked with staff and has addressed all issues that were brought forward on this application. Would like to see this application move forward.

At 4:50 p.m. it was determined there were no further speakers for Temporary Use Permit 23-015 (1554 Foster Street).

7. **IF REQUIRED, THE CHAIRPERSON INVITES THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES TO SUMMARIZE THE PROPOSED APPLICATION**

N/A

8. **CONCLUSION OF THE JUNE 24, 2024 PUBLIC HEARING/ PUBLIC MEETING**

The meeting concluded at 4:50 p.m.

---

Mayor Knight



---

Tracey Arthur, Director of Corporate Administration