



COUNCIL REPORT

Executive Committee

Report No. PDS 078-2019

Date: September 18, 2019

File No: 6440-03

To: Mayor and Council
From: Ryan Beaudry, Planner
Mark Neill, Director, Community Planning
Subject: Planning Process for Cannabis Retail Stores - Engagement Summary and Next Steps

RECOMMENDATION

1. THAT, based on the Next Steps outlined in the Planning Process for Cannabis Retail Stores report, staff be directed to prepare amendments to the Zoning Bylaw, Development Application Procedures Bylaw, Development Application and Service Fee Bylaw, Bylaw Notice Enforcement Bylaw and Municipal Ticket Information Bylaw; and
2. THAT staff be directed to prepare a Cannabis Retail Policy.

REPORT CONCURRENCE	
General Manager The General Manager concurs with the recommendation of this report.	City Manager The City Manager concurs with the recommendation of this report.

PURPOSE

This report provides a summary of community input on the draft regulatory framework for cannabis retail stores and provides recommendations for next steps.

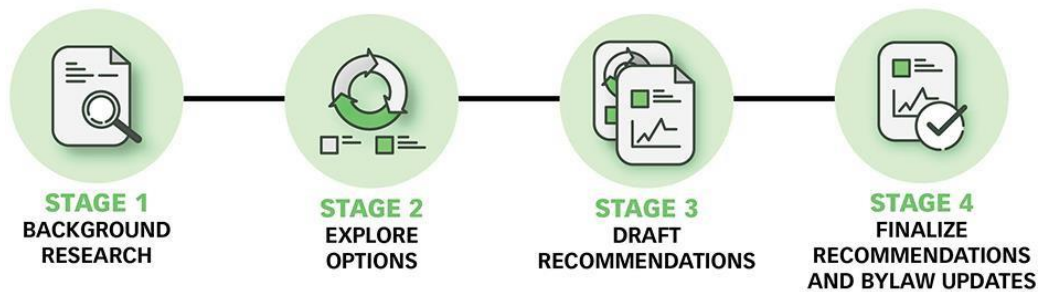
SUMMARY OF THE ISSUE

On May 6, 2019, staff presented a first draft of a regulatory framework for cannabis retail stores to Council (PDS 044-2019). Council endorsed a set of guiding principles and directed staff to proceed with community engagement on the draft framework. This report provides a summary of community input and provides recommendations for next steps.

BACKGROUND

Currently, the City of Abbotsford Zoning Bylaw does not permit cannabis retail stores. Staff are

undertaking a planning process to establish a regulatory framework based on Council's direction. This process started in spring 2018 and is being undertaken in four stages.



Stages 1 and 2 (Spring-Summer 2018)

Stages 1 and 2 consisted of background research, project communications and an initial round of community engagement, including an online survey and nine public engagement sessions. The survey was available from June 26 to July 20, 2018 and collected over 5,400 responses. The feedback indicated that the majority (73%) of respondents think the City should allow cannabis retail stores. Staff presented a verbal update to Council on August 27, 2018 and were directed to explore developing a regulatory framework for cannabis retail stores in Stage 3.

Stage 3 (Fall 2018 – Summer 2019)

Stage 3 included preparation of guiding principles and a draft regulatory framework for cannabis retail stores, which were presented to Council on May 6, 2019 (PDS 044-2019). Council endorsed the guiding principles and directed staff to proceed with community engagement on the draft framework. A summary of the engagement process is included in the Discussion section below.

Stage 4 (Currently Underway)

Subject to Council's direction, staff will prepare bylaw amendments and policy for cannabis retail stores based on the contents of this report. Recommended next steps are outlined in the Discussion section below. Completion of Stage 4 is targeted for late-2019, which would allow for a Cannabis Retail Licence Application Process to commence in early-2020.

DISCUSSION

a. Engagement Overview

As directed by Council on May 6, 2019, staff completed community engagement on the draft regulatory framework for cannabis retail stores in summer 2019. The engagement process included three open houses and an online questionnaire.

Open houses were held June 18-20, 2019 at Harry Sayers Elementary, Ag Rec Centre and Abbotsford Recreation Centre, respectively. The events were organized in a drop-in format, with interactive storyboards on display (see Attachment A) and City staff available to answer questions. The online questionnaire was available June 18-July 19, 2019 and provided a similar experience, asking the same questions and providing the same information as the open house boards.

Staff advertised the engagement process using a combination of digital and print

communications. Advertisements were posted to social media, on the project web page, and in local newspapers (see Attachment B). Staff also used the City's new engagement platform, Let's Talk Abbotsford, to share information about the engagement opportunities.

In addition to the engagement process, staff contacted the property owners of the 13 preliminary sites identified for pre-zoning to seek feedback on the proposed approach. Individual meetings and phone conversations were held with the property owners between July 26 and August 23.

Further detail, including an overview of the engagement scope and summary of community and property owner feedback, is provided in sections (b) through (d) below.

b. Engagement Scope

The engagement process was focused on three components of the draft regulatory framework that was presented to Council on May 6, 2019. A recap of the draft framework is provided in the table below, followed by the engagement questions.

Draft Regulatory Framework for Cannabis Retail Stores
<p>1. <u>Pre-select eligible sites</u> for cannabis retail stores through a city-initiated pre-zoning process, rather than considering individual rezoning applications on a case-by-case basis. Pre-zoning would provide benefits to Council and the broader community, including transparency, certainty and efficiency. 13 preliminary sites were identified for pre-zoning, based on an analysis of Official Community Plan, zoning and parcel size criteria (see map in Attachment C).</p> <p>Pre-zoning a site would not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.</p>
<p>2. <u>Assessment tool</u> (i.e., Cannabis Retail Policy) to help Council make decisions on which provincial licence applications to support or not support. This Policy would consist of criteria that would help guide evaluation of applications, including: no more than four stores within the City initially, geographic equity of proposed stores, consideration of impacts on adjacent land uses, and crime considerations.</p>
<p>3. <u>Consolidated intake period</u> for submitting applications for provincial cannabis retail licences. The benefit of this approach is that Council would be able to evaluate and compare the applications and decide on preferred stores for the entire city at one time, instead of reviewing applications on a case-by-case basis.</p>

Engagement Question 1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning

applications)?

Engagement Question 2: Do you agree with the 13 sites identified based on the criteria?

Engagement Question 3: How much do you agree with the following evaluation criteria?
1. No more than four stores within the city initially; 2. Geographic equity of proposed stores; 3. Consideration of impacts on adjacent land uses; 4. Crime considerations.

Engagement Question 4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

c. Summary of Community Feedback

A total of 182 people participated in the open houses and online questionnaire. A summary of respondent feedback is provided below and a complete account of input is included in Attachment D.

Question 1 – Streamlined approach of pre-zoning sites

Respondents expressed mixed opinions about the proposed streamlined approach of pre-zoning sites for cannabis retail stores, with more respondents agreeing (49%) than disagreeing (38%) with the idea. 13% of respondents were neutral. Among those who disagreed, it was commonly expressed that case-by-case rezoning is preferred because:

- it allows prospective store operators to propose different sites to Council rather than being limited to select pre-zoned sites;
- it results in less competition for storefront leases between prospective operators compared to pre-zoning; and
- it provides operators of existing unauthorized stores in Abbotsford opportunity to apply to rezone their store sites.

Given the community input and the guiding principles endorsed by Council on May 6, 2019, staff recommend proceeding with the proposed streamlined pre-zoning approach. As per the guiding principles, the City is taking 'measured' and 'incremental' steps in planning for cannabis retail stores. This framework could be reviewed in the future, and adjustments could be made if and when needed, as determined by Council.

Question 2 – 13 preliminary sites for pre-zoning

Respondents expressed mixed opinions on the 13 preliminary sites identified for pre-zoning, with fewer respondents agreeing (37%) than disagreeing (48%) with the sites. 15% of respondents were neutral. Among those who disagreed, it was commonly expressed that some sites are of concern because they are located close to sensitive land uses, or are areas frequented by youth. Other common concerns included:

- challenges of securing a storefront lease on one of the 13 sites, due to competition with other prospective operators and/or limited vacant storefronts; and
- desire to see the existing unauthorized stores in Abbotsford become authorized.

Based on the community input and the feedback received from the property owners of the 13

sites (see Section D below), staff recommend removing 32720 Simon Avenue, 3033 Immel Street, and 3600 Townline Road from the list of preliminary sites to be considered for pre-zoning. The property owners of 32720 Simon Avenue and 3033 Immel Street have indicated that they are not interested in being pre-zoned for cannabis retail, and 3600 Townline Road has challenges in terms of proximity to sensitive land uses, as it is adjacent to an elementary school and across an intersection from a secondary school.

Question 3 – Assessment tool evaluation criteria

1. No more than four stores initially

Respondents expressed mixed opinions on the concept of an initial four-store limit, with fewer respondents agreeing (31%) than disagreeing (50%) with this idea. 19% of respondents were neutral. Among those who disagreed, it was commonly expressed that a higher store limit is needed initially, or that market demand should determine the appropriate number of stores.

2. Geographic equity of proposed stores

Respondents indicated support for the concept of spreading stores out across the city rather than clustering stores, with more respondents agreeing (59%) than disagreeing (16%) with this idea. 25% of respondents were neutral.

3. Consideration of impacts on adjacent land uses

Respondents indicated support for the concept of considering impacts on adjacent land uses including parks, schools and other sensitive uses, with more respondents agreeing (66%) than disagreeing (13%) with this idea. 21% of respondents were neutral.

4. Crime considerations

Respondents indicated support for the concept of including crime considerations (e.g., APD input and consideration of whether the applicant is operating a non-compliant cannabis retail store) in the evaluation criteria, with more respondents agreeing (69%) than disagreeing (11%) with this idea. 20% of respondents were neutral.

Based on the community input and the guiding principles endorsed by Council on May 6, 2019, staff recommend preparing a Cannabis Retail Policy including but not limited to the following criteria: no more than four stores initially, geographic equity of proposed stores, consideration of impacts on adjacent land uses, and crime considerations. The initial four store limit would allow Council to better understand how cannabis retail stores operate. The opportunity for additional stores could be considered in the future based on the experience of the first four stores.

Question 4 – Consolidated intake application review

Respondents indicated support for a consolidated intake application review process, with more respondents agreeing (55%) than disagreeing (29%) with this idea. 16% of respondents were neutral. Based on the community input and guiding principles endorsed by Council on May 6, 2019, staff recommend a consolidated intake application review process.

Engagement Conclusion

Overall, many of the concepts proposed in the draft regulatory framework were generally supported by respondents. The components with the highest support include the idea of a

consolidated intake application review process, and the idea of an application assessment tool with evaluation criteria such as geographic equity of proposed stores, consideration of impacts on adjacent land uses, and crime considerations. There is also support for the proposed streamlined pre-zoning approach.

The aspects of the framework with respondent concerns are the relatively low number of pre-zoned sites (13 sites) and the four-store limit. The following issues were most commonly noted:

- difficulty obtaining a storefront lease on one of the 13 preliminary sites, due to competition with other prospective operators or other factors;
- desire to see more than four stores authorized within the city initially; and
- desire to see the existing unauthorized stores in Abbotsford become authorized.

d. Meetings with Property Owners of 13 Preliminary Sites

In addition to the engagement process, staff contacted the property owners of the 13 preliminary sites identified for pre-zoning to seek feedback on the proposed approach. Individual meetings and phone conversations were held with the property owners between July 26 and August 23, 2019. Ten of the 13 property owners indicated an interest in being potentially pre-zoned for cannabis retail, and two property owners (32720 Simon Avenue and 3033 Immel Street) indicated that they are not interested in being pre-zoned. One property owner (32533 South Fraser Way) did not respond to staff's e-mails and phone calls before the deadline for this report.

e. Other inquiries

Since the last update to Council on May 6, 2019 (PDS 044-2019), staff responded to a number of inquiries from individuals seeking information about the Planning Process for Cannabis Retail Stores. These inquiries included general information about process and timelines, as well as more specific questions including the possibility of adding more sites for pre-zoning (beyond the preliminary 13 sites) and supporting more than 4 stores initially. Staff also received a range of general comments from individuals, including comments for and against allowing cannabis retail stores in Abbotsford.

f. Next Steps

Subject to Council's direction, staff will prepare bylaw amendments and policy for cannabis retail stores based on the contents of this report. Next steps include commencing a Zoning Bylaw Amendment (i.e., pre-zoning) for the revised sites (10 properties), as well as updating administrative bylaws with respect to cannabis retail. The following administrative bylaws will be amended concurrent with the pre-zoning process:

- Development Application Procedures Bylaw;
- Development Application and Service Fee Bylaw;
- Bylaw Notice Enforcement Bylaw; and
- Municipal Ticket Information Bylaw.

Staff will also prepare a Cannabis Retail Policy with evaluation criteria for reviewing provincial cannabis retail licence applications. A handout for applicants will also be prepared, which will explain the application process and include a checklist of supplemental information required from each applicant in order to fulfill the requirements of the Policy.

Staff are targeting completion of the items above by late-2019. This timeline would allow for a

Cannabis Retail Licence Application Process to commence in early-2020.

ATTACHMENT A – Open house storyboards

ATTACHMENT B – Engagement advertisement

ATTACHMENT C – Map of 13 preliminary sites identified for pre-zoning

ATTACHMENT D – Community input

FINANCIAL PLAN IMPLICATION

Staff do not anticipate any financial plan implications associated with the planning process for cannabis retail stores, as the work is being completed with existing staff resources. Any cost implications for the City arising from a Cannabis Retail Licence Application Process will be addressed through an application fee, the amount of which will be determined as part of amending the Development Application and Service Fee Bylaw.

Rajat Sharma

*Rajat Sharma
General Manager, Finance and Corporate Services
Signed 9/17/2019 11:11 AM*

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The proposal meets the goals and objectives identified in the 2016 Official Community Plan and Council's 2019-2022 Strategic Plan which identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The proposal is consistent with the four cornerstones of Council's Strategic Plan.

SUBSTANTIATION OF RECOMMENDATION

Staff are recommending that Council direct staff to prepare bylaw amendments and policy for cannabis retail stores in Stage 4 of the planning process, based on the contents of this report. The bylaws and policy would incorporate the guiding principles endorsed by Council on May 6, 2019, and the community input received through the engagement process completed in summer 2019.

Ryan Beaudry

*Ryan Beaudry
Planner
Signed 9/13/2019 11:58 AM*

Siri Bertelsen

*Siri Bertelsen
General Manager, Planning and Development Services
Signed 9/13/2019 2:55 PM*

Mark Neill

*Mark Neill
Director, Community Planning
Signed 9/13/2019 12:48 PM*

ATTACHMENTS:

Attachment A

Attachment B

Attachment C

Attachment D




Attachment A:

Open House Storyboards

WELCOME

Thank you for attending this open house. We are here today to present the City's draft regulatory framework for cannabis retail stores and to hear your thoughts.

HOW TO PROVIDE FEEDBACK TODAY:

1. Review the information on each board
2. Find the feedback icon 
3. Answer the question by placing a dot 
4. Tell us more with a sticky note 

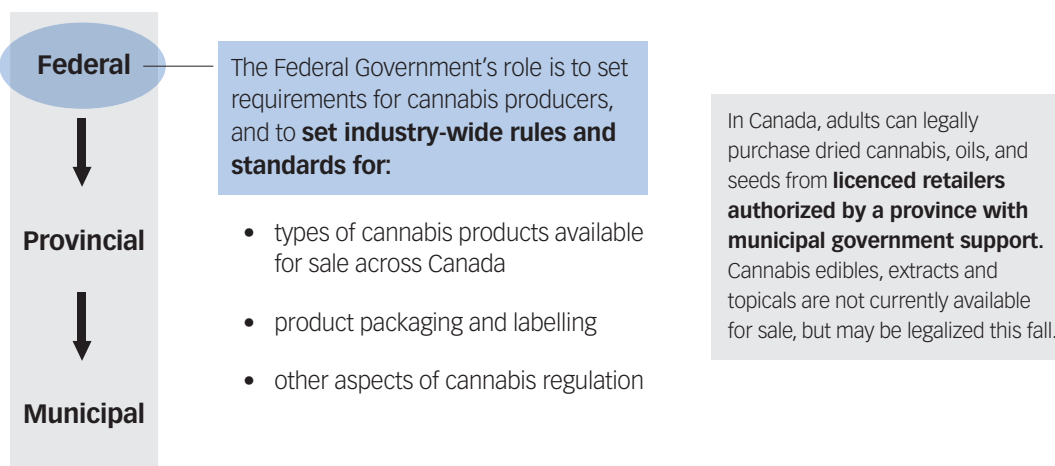


Talk to a staff member if you have any questions or would like more information



FEDERAL CONTEXT

On October 17, 2018, the **Cannabis Act** came into force, creating a framework for non-medical cannabis regulation in Canada. The Act divides responsibilities for regulating non-medical cannabis among the Federal, Provincial and Municipal Governments.

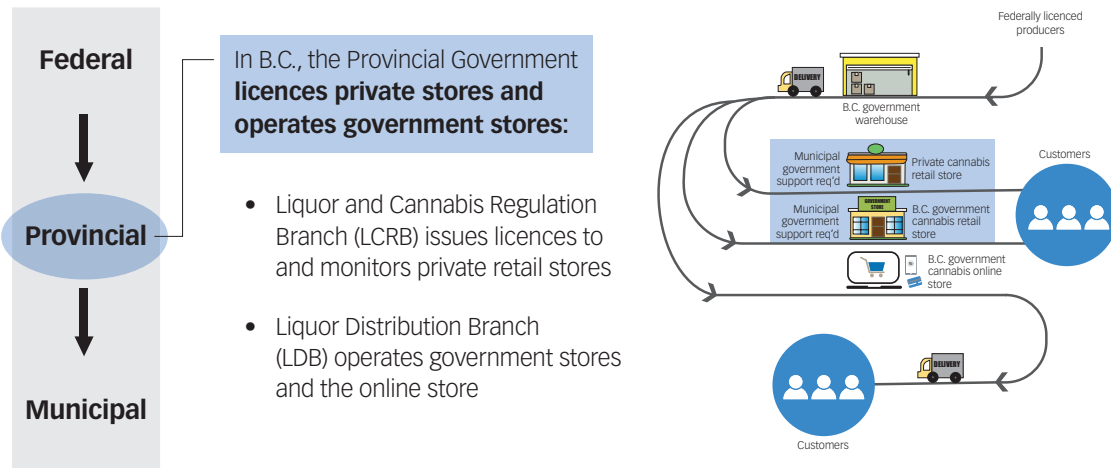


For more information about the Federal Government's role,
visit: canada.ca/cannabis



PROVINCIAL CONTEXT

In addition to Federal rules, each province sets rules within their jurisdiction. In B.C., this includes setting the framework for retail sale of cannabis, issuing licences, and regulating other aspects including the legal age, possession limits and others.



For more information about the Provincial Government's role,
visit: cannabis.gov.bc.ca



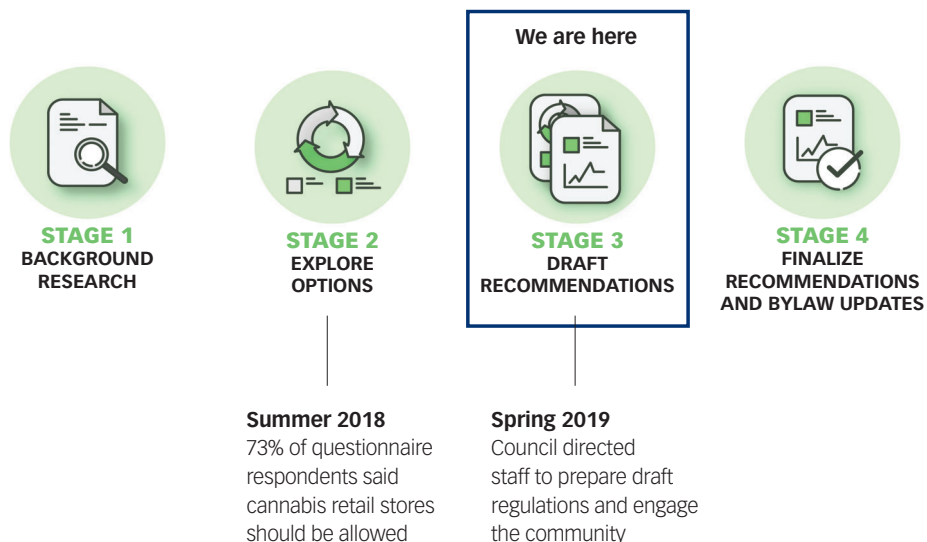
MUNICIPAL CONTEXT

Municipal governments participate in the provincial licencing process, set policies and regulations, and issue business licences for cannabis retail stores.



ABBOTSFORD PLANNING PROCESS

Currently, the City's Zoning Bylaw does not permit cannabis retail stores. The City is undertaking a planning process to establish the rules moving forward. **The process started in spring 2018 and consists of four stages of work:**



DRAFT REGULATORY FRAMEWORK

The City's draft framework for cannabis retail stores consists of three components. Details about each component and opportunities to provide your input are provided on the following panels.



1 PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

- Efficiency** → One City-initiated rezoning process vs. multiple rezoning processes
- Certainty** → Eligible sites identified before application intake commences
- Transparency** → Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

Tell us more ↓

Tell us more ↓

Comments

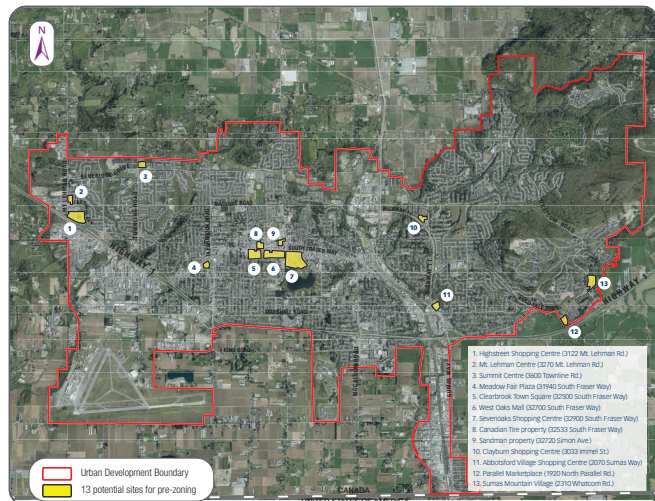


1 PRE-SELECT SITES

The draft framework identifies 13 potential sites that would be eligible for cannabis retail stores through pre-zoning. The sites were identified through analysis of Official Community Plan (OCP), zoning and parcel size criteria:

- City, Urban and Neighbourhood Centres in the OCP
 - Existing Commercial (C) Zoning
 - Minimum 15,000 m² parcel size
- 13 sites**

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

Tell us more ↓

Tell us more ↓

Comments



2

ASSESSMENT TOOL

In addition to the approach to pre-select potential sites, Council must decide which provincial licence applications to support and not support. An assessment tool is proposed to help Council make decisions on these applications. The assessment tool consists of the following criteria that would help guide evaluation of applications:

1. No more than 4 stores within the city

- Measured approach by allowing 4 stores initially

2. Geographic equity of proposed stores

- Stores located across the city
- Avoid clustering of stores

3. Consideration of impacts on adjacent land uses

- Parks and schools
- Other sensitive land uses

4. Crime considerations

- APD input
- Currently operating a non-compliant cannabis retail store



2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree (tell us more) ↓	Strongly disagree (tell us more) ↓
1. No more than 4 stores within the city initially					
2. Geographic equity of proposed stores					
3. Consideration of impacts on adjacent land uses					
4. Crime considerations					

Did we miss anything? If so, tell us...

If you disagree with criteria above, tell us why...

3

APPLICATION PROCESS

The City is considering a consolidated intake period for submitting applications for provincial licences. The benefit of this approach is that Council would be able to consider all applications at one time, rather than reviewing individual applications on a case-by-case basis.



Q4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

Tell us more ↓

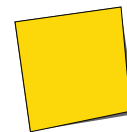
Tell us more ↓

Comments



DID WE MISS SOMETHING?

If you have any other ideas, thoughts, or concerns related to cannabis retail stores, please feel free to share them here.



NEXT STEPS

Thank you for participating and providing your valuable feedback. Next steps include reporting back to Council on the engagement findings and preparing a final regulatory framework for cannabis retail stores. Staff are targeting completion by fall 2019. To follow the process, please visit our project web page:

www.letstalkabbotsford.ca/cannabis

BYLAW COMPLIANCE

The City's Zoning Bylaw does not permit cannabis retail stores. When dealing with non-compliance, Bylaw Services uses the following three step approach:



There are a number of unlicensed cannabis retail stores currently operating within the city. In addition to applying the three step approach above, the City of Abbotsford's Bylaw Services department is working with the Community Safety Unit (CSU). The CSU is a new branch established by the Provincial Government, and they are responsible for compliance and enforcement with respect to the illegal sale of cannabis under the *Cannabis Control and Licensing Act*.

For more information about the CSU, visit:

gov.bc.ca/gov/content/safety/public-safety/cannabis/csu



Attachment B:

Engagement Advertisement



Join us at an upcoming
OPEN HOUSE

Let's talk about regulating cannabis retail stores in Abbotsford.

We want your feedback on draft regulations for cannabis retail stores in Abbotsford. Currently, the Zoning Bylaw does not permit these stores, and we are working to establish the rules moving forward.

TOPICS

- Possible locations
- Number of stores
- Application process
- Other considerations

DATES

**Harry Sayers
Elementary**

June 18, 2019

6pm - 8pm

31321 Blueridge Drive

Ag Rec Centre

June 20, 2019

6pm - 8pm

32470 Haida Drive
(at Exhibition Park)

**Abbotsford Recreation
Centre**

June 19, 2019

6pm - 8pm

2499 McMillan
Road

**Can't make an
Open House?
Participate online:**

letstalkabbotsford.ca/cannabis



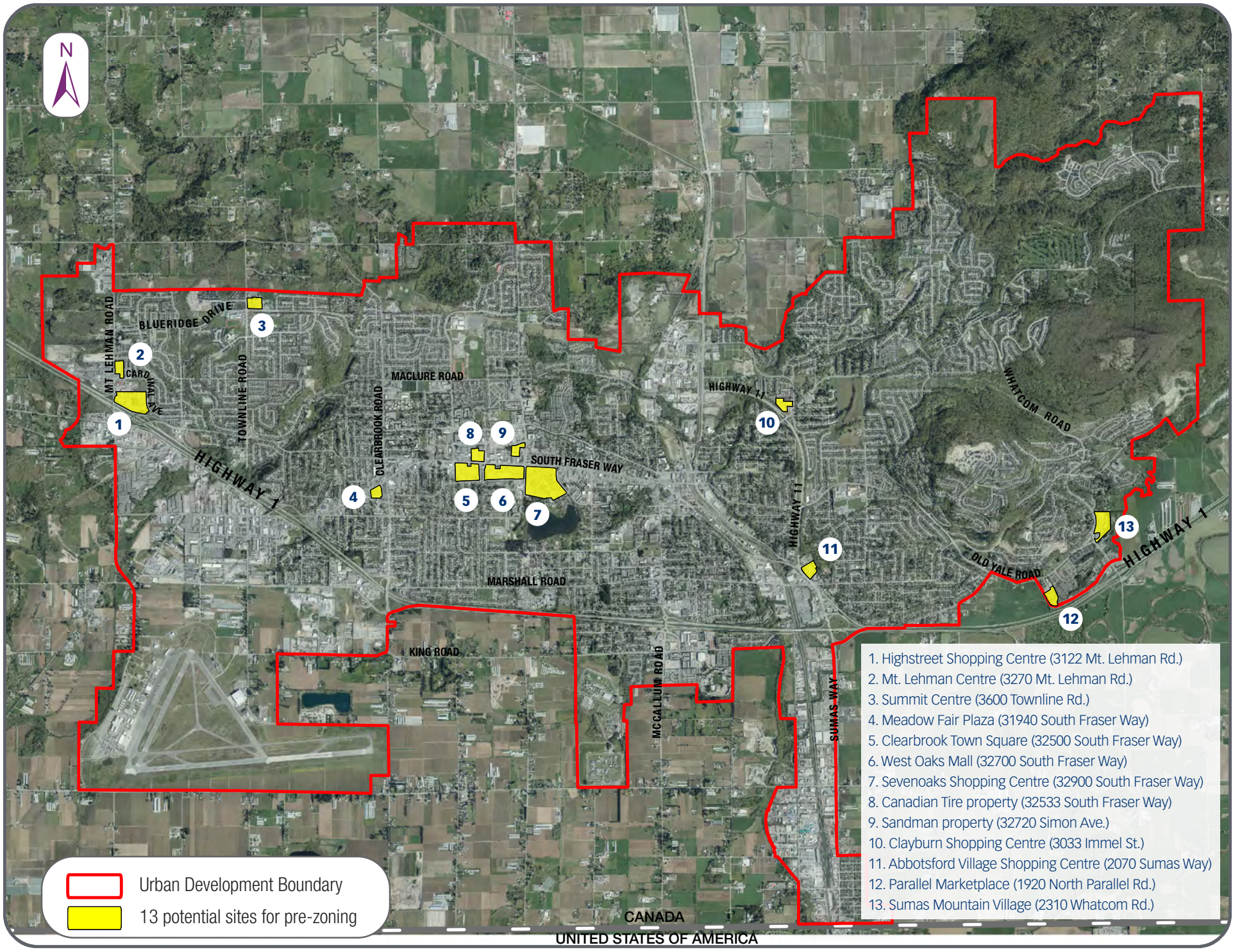
For more information

604-864-5510

cannabisfeedback@abbotsford.ca

Attachment C:

Map of 13 Preliminary Sites Identified for Pre-Zoning



Urban Development Boundary
13 potential sites for pre-zoning

1. Highstreet Shopping Centre (3122 Mt. Lehman Rd.)
2. Mt. Lehman Centre (3270 Mt. Lehman Rd.)
3. Summit Centre (3600 Townline Rd.)
4. Meadow Fair Plaza (31940 South Fraser Way)
5. Clearbrook Town Square (32500 South Fraser Way)
6. West Oaks Mall (32700 South Fraser Way)
7. Sevenoaks Shopping Centre (32900 South Fraser Way)
8. Canadian Tire property (32533 South Fraser Way)
9. Sandman property (32720 Simon Ave.)
10. Clayburn Shopping Centre (3033 Immel St.)
11. Abbotsford Village Shopping Centre (2070 Sumas Way)
12. Parallel Marketplace (1920 North Parallel Rd.)
13. Sumas Mountain Village (2310 Whatcom Rd.)

CANADA
UNITED STATES OF AMERICA

Attachment D:

Community Input

D1: Open Houses

D2: Online Questionnaire

*D3: Open Houses and Online
Questionnaire Combined*

Attachment D1:

Community Input

Open Houses (42 participants)

1

PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

Efficiency

→ One City-initiated rezoning process vs. multiple rezoning processes

Certainty

→ Eligible sites identified before application intake commences

Transparency

→ Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

19%

Agree

26%

Neutral

11%

Disagree

0%

Strongly Disagree

44%

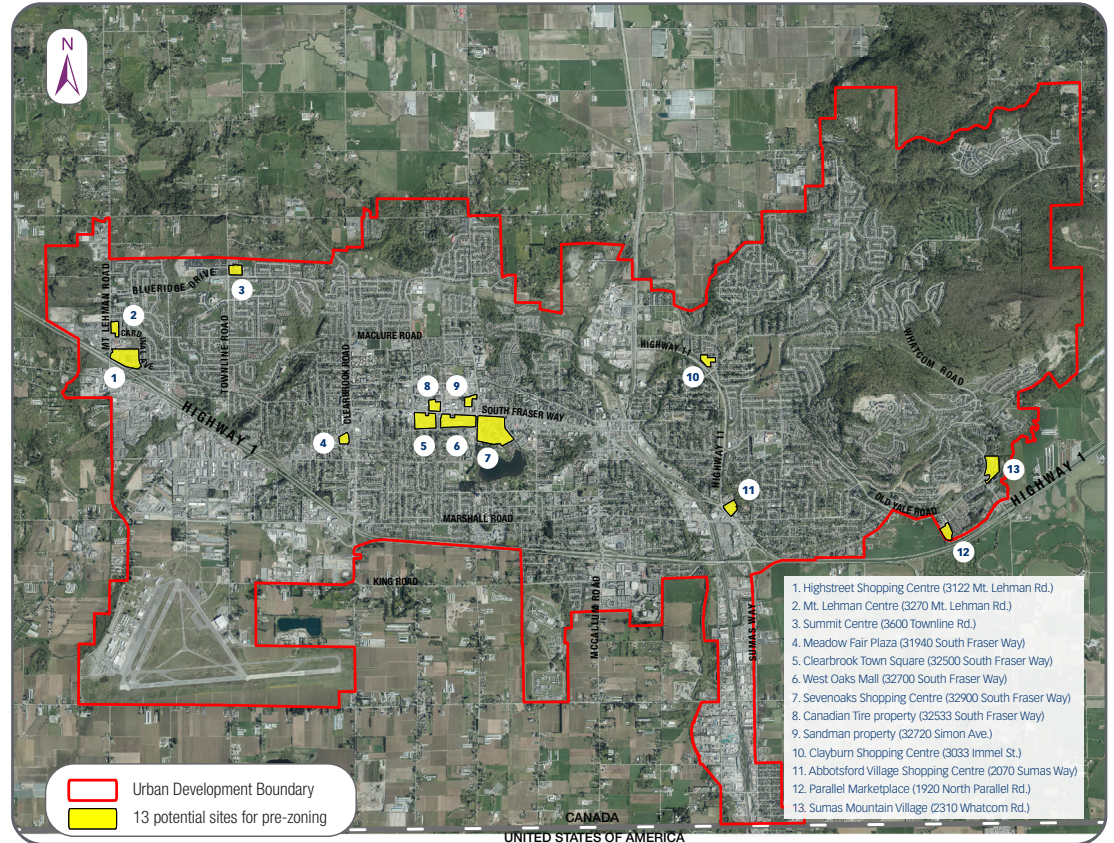
1

PRE-SELECT SITES

The draft framework identifies 13 potential sites that would be eligible for cannabis retail stores through pre-zoning. The sites were identified through analysis of Official Community Plan (OCP), zoning and parcel size criteria:

- City, Urban and Neighbourhood Centres in the OCP
 - Existing Commercial (C) Zoning
 - Minimum 15,000 m² parcel size
- 13 sites**

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

9%

19%

9%

16%

47%

2

ASSESSMENT TOOL



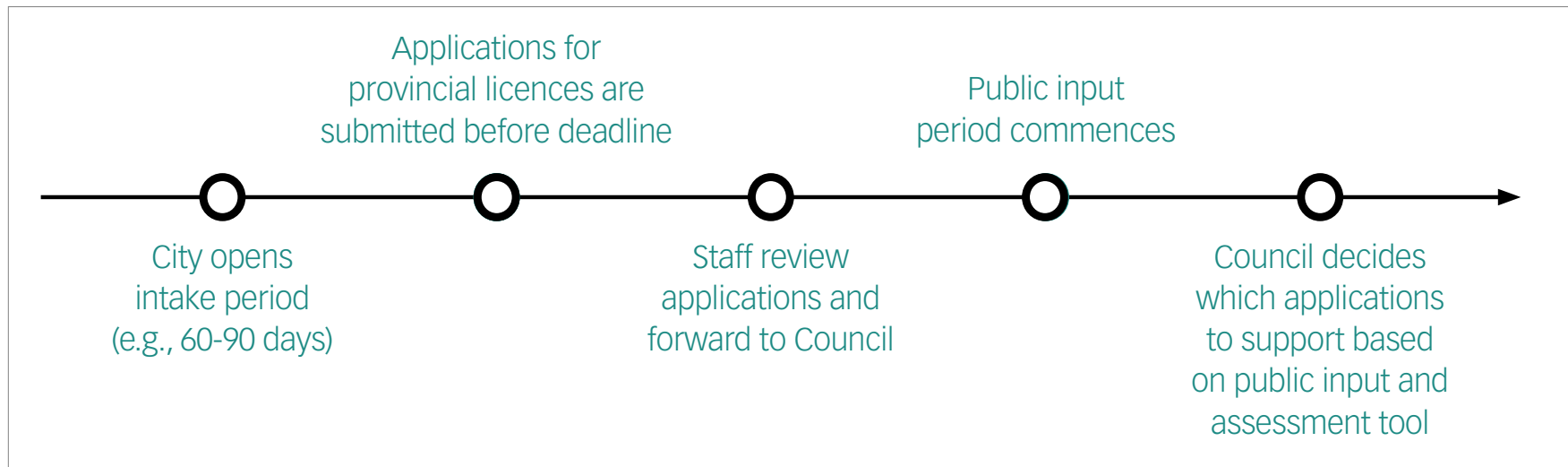
Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	9%	12%	21%	21%	36%
2. Geographic equity of proposed stores	13%	48%	26%	4%	9%
3. Consideration of impacts on adjacent land uses	36%	44%	16%	4%	0%
4. Crime considerations	63%	15%	11%	4%	7%

3

APPLICATION PROCESS

The City is considering a consolidated intake period for submitting applications for provincial licences. The benefit of this approach is that Council would be able to consider all applications at one time, rather than reviewing individual applications on a case-by-case basis.



Q4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

25%

21%

7%

25%

21%

POST-IT NOTE COMMENTS

Question 1 - Streamlined approach of pre-zoning sites

- Should be case by case. Give it the attention it deserves
- Should be case by case
- Abbotsford tax base is small business driven. This small business needs to be protected. Larger commercial properties cater to government stores and big corporations
- Disagree. Give the little guys a chance. Case by case is better
- Large malls will not cater to small businesses. This process caters to government and public corporations. Small businesses built the tax base. Keep \$\$ in Abbotsford
- Should be case by case - large malls won't cater to small local independent business owners - only will take government store or public companies
- Big malls will not cater to small business owners. Retail stores should be reviewed on a case by case basis
- You can end up ghettoizing an area or stigmatizing the product. It should be treated like any other legal product
- Agree to stream line

Question 2 - 13 preliminary sites for pre-zoning

- Big retail landlords make it really difficult for local small operator to get leases. Bigger outta town companies can afford to carry leases while waiting approval
- The only people that will land these locations is government and public companies
- Criteria caters to big business
- Definitely advances agenda of certain landlords
- Finding a location is hardest. Can't get a lease
- 4, 5, 6, 7, 8, 9 disagree with over population locations. We agree with the plan of allowing them. "Parking lots".
- Location 3 is basically a community centre - three schools next door and parks
- Apollo location is directly situated by an elementary school and a middle and high school
- Blueridge/Apollo is a place for kids/youth - Harry Sayers, Rick Hansen and middle school
- I would remove #3 - Summit Centre #8 Canadian Tire #9 Sandman
- Strongly agree with allowing zoning but disagree with some of your choices and possible lack of consideration for handicap parking and access, etc.
- I query High Street due to gangs
- Need downtown locations
- Malls are all filled with kids

POST-IT NOTE COMMENTS

Question 2 - 13 preliminary sites for pre-zoning (continued from previous page)

- Preselected sites, in my opinion, does not fit with the free enterprise model. Use setbacks from areas that children congregate but let business people do their job and find areas suited to running their business. Areas like the downtown core and around 7-11 and the plaza behind it on Bevan and McCallum
- Creates cluster on S Fraser Way
- SFW locations will create massive clusters
- This creates a cluster on South Fraser Way
- This is designed failure! I have personally worked with leasing companies for mall and plaza leases. You will not get any cannabis store in a mall. This was designed to look like the City is doing something to get cannabis stores legal in Abbotsford. They aren't
- Disagree with not including sites that already have retail stores. This imposes a financial burden on existing businesses making it harder for them to compete. Local businesses create local jobs, which reduces greenhouse gases for longer commutes
- At least these sites offer more security, open areas well lit after business hours

Question 3 - Assessment tool evaluation criteria

- Make criteria clear
- Geographic equity will be very hard to discern
- Stats in Denver show land value goes up with dispensaries. Crime is overrated concern
- Crime considerations shouldn't/won't be a factor
- Should be 250m from schools
- Parks should be playground parks
- Parks with playgrounds for youth
- Difficult to approach landlords and option a lease when you have zero idea whether you will be 1 of 4 (i.e., may not be obvious which 4 stores are best)
- Need more stores
- Need more than four stores to serve this population
- With a phased approach, starting out 4 stores makes really difficult to hold leases. Big companies pay premium leases while waiting for opening of more stores
- Should be 6-8 stores
- 7-10 locations in town
- Should be more. At least 8
- Should be 8-10 stores
- 8-10 stores by population. How many locations to sell beer?

POST-IT NOTE COMMENTS

Question 3 - Assessment tool evaluation criteria (continued from previous page)

- Should be 9-11 stores
- 4 stores across city are more than adequate
- Disagree with any limiting the owner of retail outlets/stores, because: 1) more stores = more business licenses + taxes = more income for the city; (2) more stores = more competition = more local employment; (3) more competition benefits consumers: better prices and better service; (4) limiting competition only benefits big corporations; (5) limiting number of stores suggests "insider deals" and/or desire to impose personal standards on others.
- Need a criteria that supports the homeless and substance using community and those who were hurt by prohibition and called criminals
- Addiction. Crime. More access to drugs
- It will escalate addiction

Question 4 - Consolidated intake application review

- Should be case by case basis on merit
- Should be case by case
- Should be case by case approach with a time period they are all submitted. Look at applicants
- 90-day window is a shotgun clause that will only help government stores and publicly traded companies
- This is not an inclusive process as it prioritizes a timeline over quality of applicant
- Each store should have its own fair process
- Should be case by case and not limited to a shotgun clause. Allow time for well planned and thought out locations
- Each case should be looked at independently ensuring fair competition and shouldn't be restricted by a timeline
- Gives Council the opportunity to see all applications. Save time and money

Other comments / “Did we miss something” board

- Price controls the gangs
- Education
- Speed it up
- Why are illegal stores still operating?
- Shutdown and blacklist illegal dispensaries
- Lounge. Home Delivery. Vending Machines. Drive Thru
- No access/parking considered for handicapped and elderly
- Are you sure we need even more cops for the police state?
- Please support a model of social enterprise to generate funds. We need to address the overdose crisis
- I very strongly object to council limiting the number of stores. In a free enterprise system, which we supposedly have, this smacks of either “ insider deeds”, and/or a desire by some to impose their personal objections and objectives on the broader population. Council should allow every store that wants to operate. This would increase revenues for the city (business licenses and taxes) therefore relieving pressure to raise homeowner taxes. It also would increase local employment, and, increased competition. Competition benefits consumers - the best service and prices would get the most business. “The invisible hand of the market”
- I support limiting stores. Crime. Children. Addiction
- Distance buffer: 300m school, 300m from each other, 300m from community centre. Or 150m from school and 1 km from each other cap it at 8 for the first four years to review
- This should be set up identically to liquor sales...this is the closest comparable precedent. The system works! No need to reinvent the wheel
- Pick operators with the best track records with age verification and controlled substances
- Pick by picking someone with a proven track record

Attachment D2:

Community Input

Online Questionnaire
(140 participants)

1

PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

Efficiency

→ One City-initiated rezoning process vs. multiple rezoning processes

Certainty

→ Eligible sites identified before application intake commences

Transparency

→ Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

21%

Agree

29%

Neutral

13%

Disagree

13%

Strongly Disagree

24%

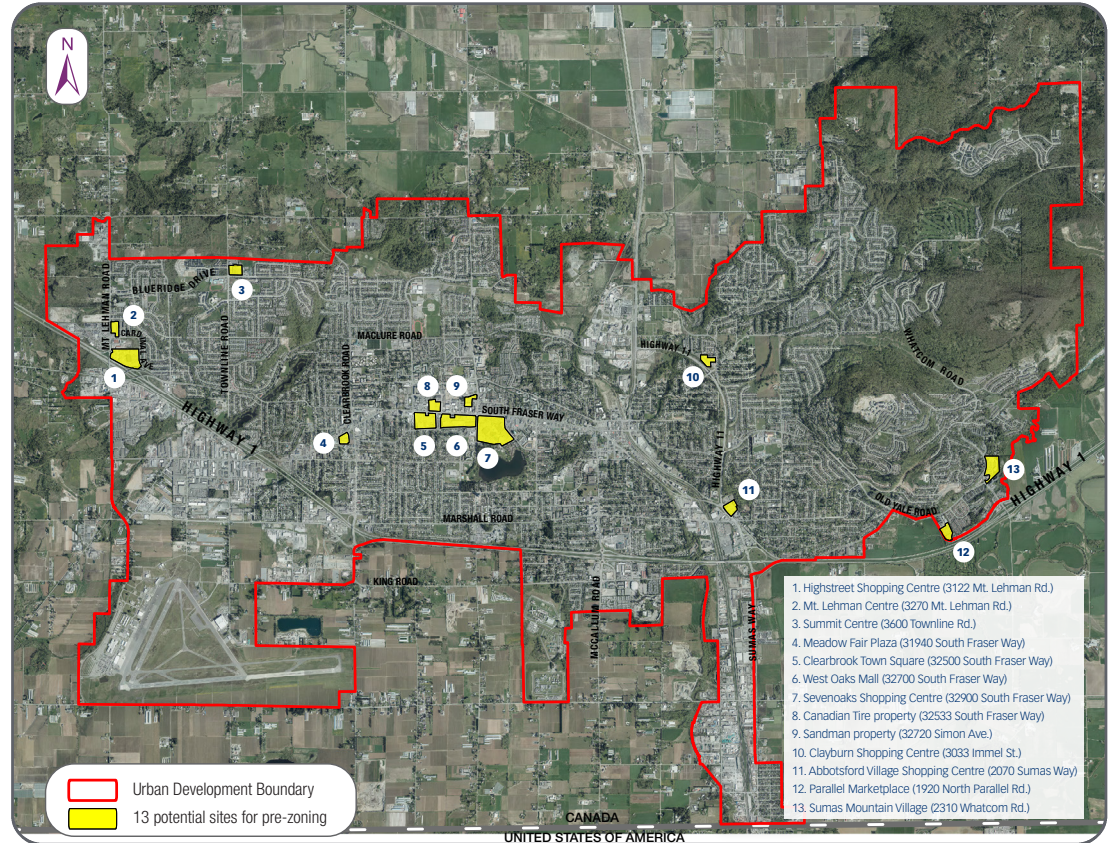
1

PRE-SELECT SITES

The draft framework identifies 13 potential sites that would be eligible for cannabis retail stores through pre-zoning. The sites were identified through analysis of Official Community Plan (OCP), zoning and parcel size criteria:

- City, Urban and Neighbourhood Centres in the OCP
 - Existing Commercial (C) Zoning
 - Minimum 15,000 m² parcel size
- 13 sites**

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

16%

23%

16%

19%

26%

2

ASSESSMENT TOOL



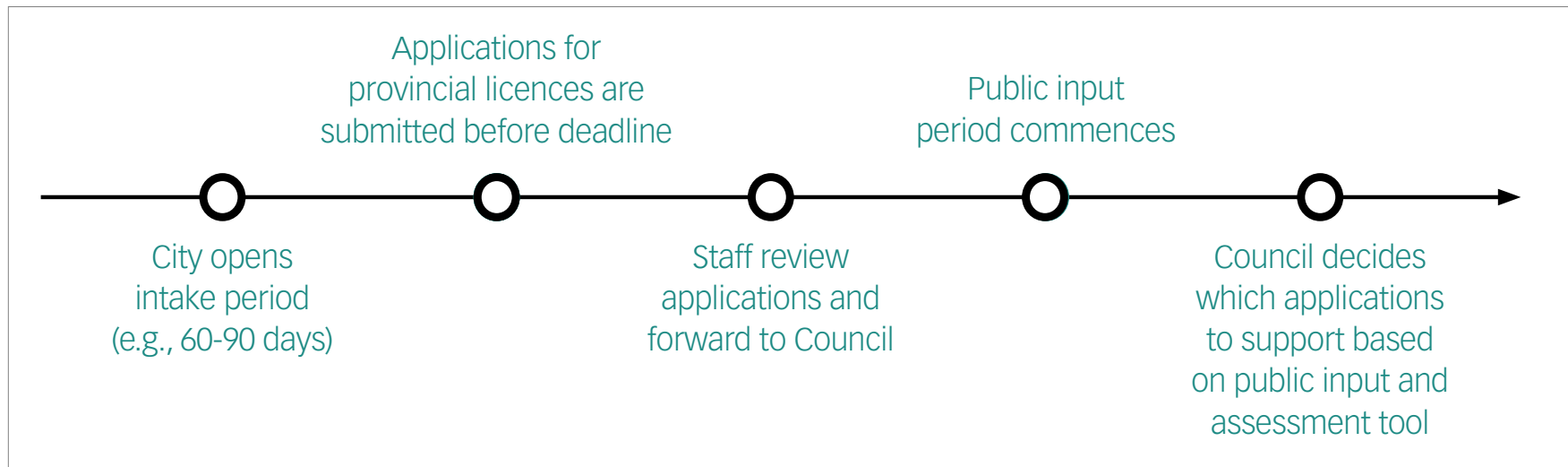
Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	19%	14%	18%	21%	27%
2. Geographic equity of proposed stores	26%	33%	25%	11%	6%
3. Consideration of impacts on adjacent land uses	34%	30%	22%	9%	5%
4. Crime considerations	41%	26%	22%	8%	3%

3

APPLICATION PROCESS

The City is considering a consolidated intake period for submitting applications for provincial licences. The benefit of this approach is that Council would be able to consider all applications at one time, rather than reviewing individual applications on a case-by-case basis.



Q4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

21%

36%

18%

11%

14%

OPEN-ENDED COMMENTS

Question 1 - Streamlined approach of pre-zoning sites

- I think it should be case by case. Most of zones are where children visit. I don't want them in the mall! Or around areas that my children are. A Little Bud at 2497 is a great location away from schools and places children and youth visit. As a resident and parent of children in Abbotsford, I want A Little Bud to open and stay in the location they're in. The pre zones don't accommodate privately owned dispensaries which I would like to see in Abbotsford
- Concern that if the neighborhood or area "pre-approved" changes from what was initially pre approved, it will still get the green light
- It gives control over where these are located rather than having them pop up wherever. The risk is artificially increasing property values at these locations
- I think the stream-lining is vague in description, and more information is necessary before I can agree or disagree. Does this mean that only certain areas of town will be permitted to allow sales? Will all sales locations be concentrated? Will pre-selecting areas provide adequate opportunity for these businesses? How will these areas be selected? What is the criteria? Is space available in these areas?
- I was not aware there was an online site to comment during the previous stages. Regardless, we already have a MAJOR drug problem. Cannabis is a gateway drug. Older young people will buy it and resell to younger kids similar to alcohol which is happening all the time now. This is a bad idea. Make distribution of this poison as difficult and inconvenient as possible... PLEASE
- I do disagree with the stream lined approach. I believe this will just take even more time then it already has. I think it would benefit the city by doing case by case, this saves time in the end by having to search areas out. In the event that no case has a suitable area then it would make sense to do all that work. Just doesn't seem necessary
- I am strongly opposed to having any cannabis stores in our community at all
- I think this approach will be great to get some initial stores up and running. Will there be options after these stores are set up for case by case zoning or are the pre-zoned areas the only places stores could be built?
- I'm all for efficacy, but not cutting corners and not when it's not self-evident how the taxpayer benefits from the proposed new approach. Why separate pre-zoning instead of just setting normal land use policy based on real world concerns (i.e. potential special handling concerns; or health and safety concerns etc.)? Setting up "special workarounds" - for some but not all license applicants - is also highly redundant. I believe zoning for cannabis should function as a part of the existing zoning framework (new categories within the same framework). If the existing framework isn't efficient and transparent enough, then those bigger problems need to be highlighted and fixed
- It has to be case by case as no 2 stores are equal. What's good for one store may not be good for all stores
- No, it should be reviewed on a case-by-case basis

OPEN-ENDED COMMENTS

Question 1 - Streamlined approach of pre-zoning sites (continued from previous page)

- Places that already have a storefront shouldnt have to move
- No, it should be reviewed on a case-by-case study, such as, A Little Bud, which currently has C5 zoning
- It should be a case by case basis
- Cannabis stores should be given the proper consideration they deserve. Not forced to conform to predetermined zones
- This is an important issue and I think the zones should be looked at one at a time, giving them the attention they deserve
- Case by case basis - A Little Bud is already zoned C5
- No, it should be reviewed on a case-by-case basis, such as A Little Bud which currently has C5 zoning
- A case by case basis would provide each vendor to fully explain the benefits of existing sites without creating unnecessary backlog of vendors waiting and lost revenue for the City of Abbotsford
- I want "A Little Bud"to stay where they are and be properly licensed and operational as soon as possible
- No, I think applicants deserve to be looked at case by case. Especially those with C5 zoning
- There is too much interference in this industry. We don't over regulate many other businesses including alcohol
- Examples like A Little Bud, as well as a couple in the downtown core have been up and running, have a large customer base, and helped with the communities in a large and helpful and positive way of been established and you shouldn't be able to continue to operate wherever they like. In their current locations as well as business owners put a lot of effort, research money and thought into where they should put up storefronts and they would know better than the folks at city hall who don't know the industry as well as what it would take to make these stores prosperous
- It makes sense to provide case by case zoning. As an example, A Little Bud, which currently has C5 zoning
- Case-by-case makes more sense here in Abbotsford. We already have established shops in town that meet C5 zoning requirements and are out of the way of schools, parks, malls and other areas frequented by Abbotsford youth
- People who have been waiting the longest should get their license first
- No, it should be reviewed on a case by case basis. Such as A Little Bud should be able to remain where it currently is in C5 zoning
- Should be case-by-case zoning like A Little Bud which already has C-5 zoning

OPEN-ENDED COMMENTS

Question 1 - Streamlined approach of pre-zoning sites (continued from previous page)

- I think that it's better if you do a case-by-case study so you can give the guys who actually deserve these licenses who are doing the jobs that they need to do like shutting their doors until such time as they are license legally instead of continuing to work illegally
- It does take away the ability of the business owner to locate according to market demand and economic conditions
- As long as they are away from schools and such. Let the market dictate who is the best retailer
- Because most of the locations proposed are either directly beside or close to high traffic areas for teenagers. Existing cannabis stores like A Little Bud that have played by the rules, already have a great location on Clearbrook Road that meets and exceeds most municipal requirements
- It just doesn't seem like a fair way to do things. You're pretty much granting a license to open stores only to sites picked out by THE CITY. That is not how it should work. If City Hall is this concerned, then put a ban on it but the City hasn't been able to shut down the illegal stores all around town. This whole process is really shady at best
- Stores already in designated zones are given an advantage over other retailers
- It is always a good idea to access on a case by case to get a better or more precise idea of well done elements by each varying case. Things like customer service presence, display, proper shielding from outside views if necessary or at certain hours of operation, etc
- It should be reviewed on a case by case basis such as A Little Bud which currently has C5 zoning
- No, it should be reviewed on a case by case basis such as A Little Bud which currently has C5 zoning
- A Little Bud should be allowed to operate at existing location. Owner stopped selling cannabis in mid-October hoping to get legit business license (so he should)
- It sounds like there is not much adaptability with this method. A streamlined method would be a bonus but not if the location rules are over-restrictive
- The locations should be done as liquor stores or any store, where the public need is based on requirement. Use similar zoning as liquor stores spread throughout the community. Marijuana is legal to adults as is liquor, please treat it the same. Please do not segregate it
- Small business should be able to locate anywhere a liquor store can
- Cannabis stores should not have to move in order to serve the public
- Ideal spots may already be there but under the rezoning it may not allow them to be open
- Unfair approach favoring certain landlords that have City staff in their pocket book, what about the small guy?
- The City's Urban Infill policy has shown that a "one size fits all" approach doesn't work
- I think that the area that is around the cannabis store should be able to have a chance to fight the rezoning application

OPEN-ENDED COMMENTS

Question 1 - Streamlined approach of pre-zoning sites (continued from previous page)

- There are a couple of stores that have abided by the law when it became legal so they should be included in the rezoning
- Many people rely on cannabis for relief, and the majority of users are responsible, in my opinion, and the laws regarding cannabis are fair. There is no reason there than taboo, that cannabis sales are an issue. If the legal stores open up, than it helps prevent people from purchasing it illegally as well
- While I value the City's position to consider pre-zone approach, I strongly disagree with locations proposed as none of the landlords of 13 proposed parcels will allow cannabis retail. This is accurate as of June 27, 2019.
- Only Corporate companies will get the lease here, local small business owners don't stand a chance at all
- By making only high rent areas available, prices for the product will be higher
- What impact will pre-zoning have on nearby businesses and property owners? For example, do you anticipate that it will increase or decrease rents and housing prices? Has pre-zoning been done in other areas? What can we learn from that?

Question 2 - 13 preliminary sites for pre-zoning

- I don't understand the logic of the criteria. The sites are all areas that families with children go about there everyday life! Do we want a dispensary within the Apollo or at Canadian tire? All the zones selected are within areas that children and youth visit. Having a 15,000 m² criteria seems to rule out private business which is what Abbotsford need it might work for a government cannabis shop but that's not what I want. I want A Little Bud on Clearbrook Road to re open at its location on Clearbrook Road
- I think there is already too much traffic in the area of #4 to #9. That number needs to be reduced as there is too much duplicity and closeness ie. Seven Oaks Mall and West Oaks - too close together. Pick one of them but not both of them
- I disagree with the High Street location. With a cinema and playground, this area draws families. That includes toddlers to teenagers. If you allow a cannabis store, you bring in cannabis smoke. Pot smokers are not always polite and wait to light up. This product does not mix well with High Street
- Way too many locations. I would rather have the location separate from shopping malls
- Although Cannabis is legal it should not be freely available, ie. more control and only s/b for medical reasons
- Do not want it my neighborhood at all

OPEN-ENDED COMMENTS

Question 2 - 13 preliminary sites for pre-zoning (continued from previous page)

- Again, is there space available in these areas for new businesses to setup and operate? without knowing that, site specificity is irrelevant
- Too many outlets in the central area, i.e., #4 - 11
- I was not aware there was an online site to comment during the previous stages. Regardless, we already have a MAJOR drug problem. Cannabis is a gateway drug. Older young people will buy it and resell to younger kids similar to alcohol which is happening all the time now. This is a bad idea. Make distribution of this poison as difficult and inconvenient as possible... PLEASE
- Too many sites. I am not a supporter of cannabis and the areas noted are where I shop
- I do not think I personally would want to see these kind of stores available at my shopping centers
- I disagree with the locations, as they are already high traffic areas, and constantly surrounded by minors. I feel that starting out this way will give the public who are already against cannabis a bad taste
- Way too close to schools
- I would support cannabis businesses at any of the listed locations provided they met rigorous review and assessment by government. I don't agree however with the "pre-zoning" approach used
- Site 11 and 12 are really close together plus there is a park between these 2 sites which makes it a more easily access to the complexes in between for theft and being vandalized. The Winfield park has enough dead vegetation and you get someone smoking in this park and start a fire and part of Belmont Ridge goes up in flames
- Not a shopping center where kids and youth frequent. It will only mean easier access for youth and unnecessary exposure to kids. No matter the smoking bylaws it will be more frequently used in the area it is sold. And smoking bylaws are rarely enforced
- Cannabis stores should be away from shopping centers, children's recreation areas, dance academies, playgrounds, and places where we expect children to frequent
- Zones should be away from areas that children and teenagers will frequent, such as malls and schools and parks
- Many of these zones are near schools, parks or playgrounds. 15,000 m² seems like a poor standard to rezone cannabis stores by
- Many of these zones are near schools or parks. 15,000 m² seems like a poor way to judge pre determined zones
- Cannabis stores should not be in malls or near recreational centres or near schools or daycares
- I want "A Little Bud" to be open and operating legally where they are as soon as possible
- Cannabis stores should be away from where minors are. Cannabis stores should be free standing locations or places where youth are not prone to loiter

OPEN-ENDED COMMENTS

Question 2 - 13 preliminary sites for pre-zoning (continued from previous page)

- There is nothing wrong with any of the current locations. This is more over regulation and a bias approach to the industry
- A couple of these locations may work. But only the store owners can put in the right thought into where the best location is to make business prosperous. Not city officials who will try and hide these stores
- I would prefer that cannabis retail stores not be located near shopping malls, recreation areas where children are at play, dance academies, playgrounds and other places where children will be. Many of these locations listed here would have kids around. An easily accessible location which wouldn't have a lot of kids coming and going makes more sense
- Nearly all sites are listed in shopping centers. These areas are all extremely high traffic areas for Abbotsford teens. This makes it all the more likely youth will solicit older patrons to boot for them
- All these locations are so inappropriate! Cannabis stores should be a certain distance away from all schools and other minor programs (gyms, malls, dance etc)
- All of these zoning are in areas where kids and teenagers frequent
- Site 10. Clayburn Shopping Centre (3033 Immel St.) Is located several hundred feet from an elementary school, and on the property where a fine arts school operates. I'm concerned that the young children are more vulnerable and may be at risk from a percentage of those using drugs
- Some of those sites are close to schools and that is unacceptable
- I appreciate that sites will be spread throughout the city, not ALL along Clearbrook Road
- This leaves out many already established stores
- Terrible locations when we are thinking about today's youth in the area, the cannabis dispensaries on Clearbrook Road are the best place for them
- It doesn't seem like a fair way to do things. City Hall not even taking school distances into consideration for some reason. It just doesn't make sense
- The smell of pot might bother a lot of people and legalize it could make things worse
- Cannabis stores should not be located in malls or near schools or recreation centers where minors frequently partake in activities as well as near dance academies and martial arts centers where minors are partaking and classes
- Because there are stores that we already set up in locations that are not in the areas you have pre-zoned that have been following the rules and I feel that those are the stores that should be the ones who get the ok to once again be able to sell their stuff that are local small shops. I feel the local small shops are the way to start as that is how most of our big business started out with a dream to help our community grow.
- They are a bit farther and well gas prices aren't exactly cheap right now
- It is not fair to the stores that have already established themselves

OPEN-ENDED COMMENTS

Question 2 - 13 preliminary sites for pre-zoning (continued from previous page)

- The sites are somewhat spread out but there is none in the old downtown core of Abbotsford where a lot of people spend time. It's probably the #1 place I would want one
- You are wanting to put them in areas kids hang out malls? Please do not make the commercial investors rich by giving them very little competition allowing them to up lease rents. Please give smaller operators a chance not just big corporations who give very little back to the communities & generally pay low wages. No choice is not good for anyone other than corporations. Please allow the little guys to keep the big guys honest & on their toes that's good business & good for the community
- You should allow locations anywhere as you would a liquor store there is no real difference
- Cannabis stores should be able to stay where they are now without incurring the cost of moving, potential renovations, and loss of business
- I do not want cannabis stores at High Street. There are already a number of stores on Clearbrook and South Fraser that are established businesses with adequate parking. I do not see the need for them to move
- I don't agree with #9, but agree with all others
- Naming these sites ultimately limit who can have a store. The smaller business cannot apply as it doesn't conform to your requests
- What if there is no lease space available in prime malls you've chosen, plus would the owners of those malls allow Cannabis stores?? Rather have anchor tenants preferred rather than little weed shop
- Any commercial zoning, not close to elementary, middle or high schools should be fair game for cannabis retail
- Should be done on a case by case basis so not to restrict those that own land outside of these areas
- I think that the cannabis stores should be away from the more public areas. I would think that it might affect those who are opposed to cannabis use from shopping at the centre
- I agree to a point but seriously there are some retail stores that have put in for licensing and have abide by the rules when it all became legal. It doesn't seem fair they are being overlooked
- No issue with those properties. But the stores that are already in place, closed and waiting to be accepted, should not have to move locations. Their business should be approved, not only a physical site
- What about the downtown core? The old part of Abbotsford? That needs to be taken into consideration as well. Were malls selected to bring in the consumer traffic hoping to increase business for the malls? Many people are no longer mall shoppers. It is important to keep stores competitive to keep the costs down... thus less underground sales

OPEN-ENDED COMMENTS

Question 2 - 13 preliminary sites for pre-zoning (continued from previous page)

- While I value the City's position to consider pre-zone approach, I strongly disagree with locations proposed as none of the landlords of 13 proposed parcels will allow cannabis retail. This is accurate as of June 27, 2019
- I don't like having cannabis store located in shopping centres. I think having the stores there promotes usage of recreational marijuana which we don't need. I think retail stores need to be in more discreet locations where people have to make the effort to find them. Also, it is very important not to allow these stores anywhere close to schools
- Lease problem, these plaza are managed by big companies and they will give it to bigger players
- I believe that cannabis retail stores should not be close to schools or centers where minors tend to congregate. I would suggest that The Summit is one where minors are commonly present
- Should not be located near rec centers and or schools
- Certain malls on South Fraser Way were chosen but not others. It's not clear to my why, for example, Clearbrook Town Square was selected but not the mall right across the street; or Meadow Fair plaza but not Clearbrook Plaza also right across the street. Pretty much anywhere along South Fraser Way would suit a location given the few sites chosen in the list, so why not all of them? This could look like favoritism when it doesn't need to
- It should be a free market and be allowed in all commercial zones
- I do not think they should be built around any area that are frequented by youth and children or on government property such as schools, malls, parks, city hall, etc.
- Only disagree with Summit Centre as it is located beside a high school, elementary school and a couple blocks from a middle school. The other locations are fine
- If you are planning to pre-zone, it seems like a good idea to spread the zoning across the city so it isn't all in the inner city. If you are using maps like the one above in future surveys, you may want to make it so people can zoom in

OPEN-ENDED COMMENTS

Question 3 - Assessment tool evaluation criteria

- Prescription from M.D. only
- The product is legal. It is no better or worse than having liquor stores. The stores should be managed responsibly and competitively. This requires more than four stores for an area as large as Abbotsford
- Consideration of character & aesthetic of neighbourhoods. Example: The historic downtown has undergone a significant & successful revitalization and this could degrade the character and feel of that special neighbourhood
- Criteria is well defined
- Businesses licensed to sell cannabis product need to take any non-recyclable or environmentally hazardous by-product or "left-overs" back so they can be disposed of properly (similar to beverage containers, plastics)
- If you put a store close to a park that is not maintained properly the potential for any houses around could be burnt down
- Why 4 stores? is this related to market potential? (Abby population)
- We'd like to see cannabis retail in more stand alone areas that youth especially teenagers are less likely to frequent. It would be essential in ensuring adults of age not be solicited to make purchases for minors. Putting cannabis stores where young people are expected to loiter, such as hockey rinks (Summit Center) or Abbotsford's only shopping malls (High Street, Seven Oaks, West Oaks) is counter intuitive to the protection of youth from cannabis.
- The stores shouldn't be anywhere that children normally spend time at
- I think stores that did the right thing and shut down before legalization should be given priority
- Allow previous medicinal stores like A little Bud to renovate their current stores so that they comply with regulations. A Little Bud is in a great location away from schools away from malls or daycares and is safe from loiterers especially teens. Please consider their application so that my husband who has cancer can have a place to purchase his medicinal marijuana.
- I would like to see cannabis retail locations in areas where young people are less likely to frequent. It would be essential to ensuring adults who are of age are not being solicited to make purchases for minors. Putting locations near the malls and hockey rinks puts it too close to minors.
- I would consider independent retailers rather than government outlets to be more suitable
- Please let stores like A Little Bud who have done so much for the community be the very first to be granted a licence. They do things the right way and will continue to be an outstanding support to this community
- Distances to schools should be an important factor, but for some reason this was used to factor out proposed sites? - why hasn't Abbotsford been able to close illegal stores up to this point? How is that going to change going forward? Is City Hall still going to allow illegal shops open up again? - monopoly being given to sites picked out by the City, I don't see how this a fair process

OPEN-ENDED COMMENTS

Question 3 - Assessment tool evaluation criteria (continued from previous page)

- Medical stores that stopped sales and waited for legislation should have the first go at licenses. Stores like A Little Bud are trying to play fair and have had such a positive impact on the community when their doors were open. Abbotsford values local, independent business owners
- I hope you allow little operators like A Little Bud to get their licence in their present location. When they were operating I was thrilled to support them, their staff was very polite, knowledgeable and they helped answer many questions that the street dealer never would. I am clean & sober 37 years, marijuana is a treat, I loved how I learned more about marijuana and the many different strains and effects. The staff always helped me with those choices and I always felt good taking their advice. They did the right thing and shut down when asked, in October I think that deserves recognition. They also gave back to the community via food bank, addictions and recovery support which needs all the help it can get
- I believe in small business free enterprise, anywhere you would locate a liquor store is where a cannabis store should be welcome, its the same thing. I think the malls where the kids hang around is a terrible idea
- Confused how a legal Cannabis store will affect crime when the illegal stores that have been operating in our city since 2014. Why don't you just ask APD that question instead of the public. Only 4 stores is ridiculous, allow 10+ or illegal will continue to thrive
- These cannabis stores must also be run by people who have been the most affected by past cannabis laws and that is racialized communities, particularly the black and indigenous communities. Council must take in to account that the store owners and this whole cannabis business in Abbotsford is racially equitable too
- We need to focus on competitiveness in order to keep the underground market dormant and as a result less gang violence and crime. Also mandate that the consumers are educated when using cannabis. "Keeping the skunk in the trunk". Educate consumers so that they know that THC creates a certain effect, CBD creates a certain effect and that having both in the product will create a more balanced effect. Things they can do if they do overconsume... Having a personal consultation will help free up the retail stuff to sell. Having a consultation in private allows the consumer to "open up" about questions they may have with a health practitioner - someone who is trained as to how it works in the body... will help the consumer make wiser choices that will be much more beneficial to them when making their purchases. It will increase their chance of having a better positive experience which affects everyone in the community
- Minimal advertising promoting the stores and their items for sale. I don't want to see billboards or bus benches advertising cannabis stores
- There are already 5-6 illegal stores in the city. We need at least 15 stores, even a small city like Penticton had capped at 14 stores

OPEN-ENDED COMMENTS

Question 3 - Assessment tool evaluation criteria (continued from previous page)

- I think there should only be one cannabis store in Abbotsford. Actually I don't think there should be any cannabis storefronts. A hospital would be a good dispensary for anyone needing cannabis for medical reasons
- Get it done, BC has done a very poor job on rolling this out
- For the population and area of our City, 6 to 8 stores would be more reasonable. I do not see impact of adjacent lands or crime consideration an issue as these stores will operate very similar to liquor stores
- The stores don't need to be equitably spread out. Put them in one area so it's easier to avoid
- I disagree with recreational use, i.e. only prescribed by M.D.
- I do not believe we should be limiting it to 4 and instead deal with all applications equally. They should be issued based whether or not they satisfy the process and not create an unnecessary time gap. We are aware of the non compliant stores open now so there isn't anything happening we don't already know about (which would be my guess of why it has been proposed to only have 4?)
- Limiting the number of store seems like it would create future problems, artificial market control etc.
- More drug...just what we need
- In terms of 4 stores...this number seems a bit arbitrary. If anything is uncertain impact-wise, then only 1 store should be open initially until the urban planning "kinks" are studied and worked out. If urban planning studies are already conclusive about positive impacts, and limiting the market is deemed anti-business, then government needs to simply let a free market decide how many stores is too much or too little. In terms of geographic equity of stores... I would support a "cannabis row" if it was a thoughtfully designed district. I don't agree with pre-approving 4 stores that essentially monopolize the market in each part of the city before the gates are opened to everyone else at a later time. That seems anti-business. Crime considerations are most important and the reason why cutting corners should not be a part of zoning, licencing or bylaw enforcement. If you're going to be licensed to sell cannabis, you should expect your application to be reviewed by Abbotsford Police (i.e. operating offences from other cities being tracked and repeat offenders black-listed)
- I think it should have the same guidelines as the liquor stores
- Let a free market decide which stores will stay and which will fall with that in mind -- give them equal opportunity. Don't put them in the shopping mall or rink
- Cannabis can help so many people, there are no limit on where drug stores are that have much worse things for you
- I strongly agree with taking into consideration surrounding area. These stores should not be in shopping malls and near parks and schools

OPEN-ENDED COMMENTS

Question 3 - Assessment tool evaluation criteria (continued from previous page)

- Having good selection of stores is what makes a good city. Having more than one cannabis store in a region would certainly bring in more commerce
- Putting an artificial restriction on the number of stores seems strange, especially if those 4 are grouped together. Adjacent land uses should be as reasonable as liquor stores. Crime considerations should be about protecting the stores from robbery
- Need availability for more than 4 stores
- It is time to stop treating cannabis as a immoral substance. Stop over regulation and allow people the free will to choose just as we allow the freedom to choose to have churches all over this town. Not everyone prescribes to the same beliefs but free will is the reason we can all live together
- Thank you for asking for input from the folks in the city. Keep up all the hard work
- I agree on a limit of stores but 4 seems too few. 6 or 8 feels more appropriate considering the size of Abbotsford, geographically. Limiting the city too so few stores feels like there may be accessibility issues
- Open more than 4 initially - do at least 6 or 7
- Cannabis is less of a threat to my family's safety and well-being than alcohol or tobacco products. If we are going to change and now treat the sales of those other more dangerous substances under this new criteria as well, shutting down locations that no longer qualify, then that would be acceptable. Since that will not happen, I have expressed my disagreements as such. Limiting to only 4 stores means that there will probably be an even greater chance of nepotism being the major deciding factor. For this reason, I strongly disagree on this point. If a location already sells medical cannabis, or already sells liquor products, there is no valid reason they should not be able cannabis. Superstition and outdated propoganda material is not a valid reason to restrict sales. I disagree with the land use and crime considerations as cannabis sales locations should judged against the least restrictive of either liquor or tobacco sales location criteria. A person under the influence of cannabis is less of a safety threat that an person under the influence of liquor
- I believe we need more than 4 stores initially. I understand that you are trying to be cautious, but also please be realistic. There are many people who use cannibus just like there are many who use alcohol. Personally I would treat these dispensaries like liquor stores. Though even now with the pop up dispensaries there are still more liquor stores
- I'm not a supporter of mj use, but if it's legal, it's legal. Limiting the number of stores will just entrench the initial licensees. 13 stores in a city our size is not unreasonable or unmanageable
- I think you should let market place demand determine the number of stores

OPEN-ENDED COMMENTS

Question 3 - Assessment tool evaluation criteria (continued from previous page)

- No more than 4 stores limits certain communities from better accessing cannabis. Geographic equity should not be in question
- Just like any store that is in the city. I think we should allow the market dictate how they do
- 4 stores only to start seems to low
- I don't think that there should only be 4 stores within the city as. I would rather buy from a small local shop then a big name shop that is all over. We are a community and I feel that we should 150% support our local community
- Why limit the competition? Use current liquor store licensing as a guide. Cannabis should be at least as available as liquor. We would like convenience. Let the wheels of progress turn. Embrace it. I want a City Council that is more enthusiastic about moving forward. It's tax money in the coffers. Be positive. Everyone we know is wondering why its taking so long
- Let them all open. People will decide which ones they prefer
- I think the number of stores to open should be based on the number of eligible applicants, the market will bare the influx or not, but the city shouldn't be the gatekeepers of stores if the applicants meet the criteria and are eligible if there are more than 4
- A 4 store limit seems a little ridiculous to me personally. It is doubtful that 4 businesses will meet demand and the hard cap of 4 just seems a little arbitrary. However I do understand not wanting to have multiple locations all centralized in one area
- It should fall under the category as liquor stores do
- To the 4 stores I believe it should be free enterprise like liquor stores, corner stores, restaurants, competition is good to qualified owners
- I think you should let free enterprise allow as many stores as business supports. Please let them set up anywhere a liquor store would be welcome
- This seems like a balanced approach. It's important to me not to be overly impacted by people buying/selling and using marijuana in the city so consideration of impacts to the rest of the community is important. I think the sites chosen make sense since they are in commercial areas but I am also concerned about locations where marijuana will be grown for commercial purposes
- 4 stores is not adequate to serve the public
- Re: no more than 4 stores: this is ridiculous. There are already more than 4 stores in Abby. Allow them all to compete. Re: geographic equity: this is bizarre: do we insist on geographic equity for any other type of business? Re: punishing established businesses for running a store makes no sense at all. I like my current stores and have no wish to see them forced out of business. Abby can't thrive if we insist on putting people out of business

OPEN-ENDED COMMENTS

Question 3 - Assessment tool evaluation criteria (continued from previous page)

- It's just a retail store and should be no limit, as liquor stores
- Let the market decide how many dispensaries this community will support. 4 stores seems arbitrary and unnecessarily restrictive
- I don't think there needs to be a 4 store limit. I need more information about the rest of the criteria because the information provided wasn't too helpful
- I feel it is truly unfair that since cannabis has become legal A Little Bud the retail store has been closed and applied for licensing. It would be unjust if they were past by when they followed the rules. It in with these kind of ethics alone that Abbotsford officials should take into consideration when decisions are made on which retail locations will stay. I know a few in town which have not followed the rules and remain open as I am typing this information. As a taxpayer and a member of the community I would feel a lot better knowing a small retail store like A Little Bud likes to play by the rules. Thank you
- It should be a open free market with no limits to how many stores and where stores are located. Let the free market dictate how many stores are needed and where they should be located
- By allowing only 4 stores, you are not allowing the market place to determine how many are required. With less choice for the consumer, service and quality go down. Prices go up
- There's so many different cannabis stores that help with so many different things. To shut down that many businesses would hurt Abbotsford a livelihood not to mention the owners of those businesses that would then have zero income. It's not fair
- I think that there should be one area that it is regulated rather than spread out
- A hospital in Abbotsford would be a better cannabis outlet; for medical needs
- Cannabis is less harmful than alcohol but you can buy alcohol pretty much anywhere. You are just playing into the illegal cannabis market

OPEN-ENDED COMMENTS

Question 4 - Consolidated intake application review

- Have to make sure who is doing the selling and to whom
- We have more urgent needs Council needs to address rather than recreational drugs
- You should not be blanket approving any location if you have to consider this option. Each business and applicant should have a very detailed review and investigation into their business etc
- I don't see what a special council and a special intake period gives to tax- payers. Often "special councils" and "special intake periods" are the same people with new titles and new priorities. A free market isn't created in a bubble, any way. If the cannabis market, and the increased commercial tax revenue, is important to the City of Abbotsford, new categories withing the existing zoning process should suffice. It should already be set up to maximum revenue
- Would all the applications be the only applications you would allow to submit. You could potentially get more than 1 application too close together if they were just helter skelter applications
- Depends on whether or not A Little Bud stays. I understand they're are close to Cannabis Kings but I'd rather have the free market decide
- Companies that put their applications in as soon as the option became available to do so, should get first priority over stores that waited
- No, it should be a case-by-case basis, such as, A Little Bud, which currently has C5 zoning
- Some stores had existed in the past that have good locations that are away from areas that minors frequent. Case by case allows more flexibility
- Case by case basis
- Unless its more effective to push all applicants through at once, this seems like a delaying tactic by the Council to try and sway the public against the stores
- All of this bureaucracy is just another way of Council to pick and choose who they like and who they don't. Free enterprise and capitalism is our current system, yes? So why are you treating this process this way?
- Not all business owners will be ready at the same time. As well as maybe down the road someone else might want to open up a store or convert their current retail store into a cannabis store
- I would like to see a company such as A Little Bud, which has been great in the community and who has previously operated as a medicinal dispensary, be able to renovate their current location to meet all municipal and provincial standards and reopen to serve this great community. They have an excellent location and they are away from young persons, parks, recreation areas, etc. They have already proven from the time they were open that they are more than willing to work with the City of Abbotsford, and they go above and beyond to serve people in the community
- Are there intake periods for the opening of a new liquor store? If so, then I would change my mind, but since I would be surprised in such a restriction, I have made the choice to disagree. It would be more efficient, even though it would just future extend an already overdue process, and that is why I have not selected strongly disagree

OPEN-ENDED COMMENTS

Question 4 - Consolidated intake application review (continued from previous page)

- It would be fair if previous medicinal cannabis stores that followed all city rules and served Abbotsford well (A Little Bud) could legally open
- Case by case makes more sense
- And that supports licensing all locations. Consolidated, one effort, get it done
- I am unsure of the application process for these stores. If there are time restrictions associated with the applications, such as the need for certain store upgrades, this could be unfair to certain stores
- The people that have been working hard and diligently on this since the beginning should be the first ones in line for an approval
- Would like to see a company who previously operated as a medical dispensary and served the community well, such as A Little Bud, be able to renovate their current location to meet all municipal and provincial standards and reopen to serve this great community again by doing things the correct way by shutting down and filling the correct documents unlike some of the other dispensaries that still operate without the proper federal, municipal, and provincial documentation
- I disagree I feel that the cases should be looked at by the first come as there are local shops that have already put their paperwork in and have been waiting since October of 2018 to have their looked at
- We want this to move along. We see this as a mechanism for delay. How are all other applications for licensing tendered?
- Would like to see a company who previously operated as a medicinal dispensary and served our community well, such as A Little Bud, be able to renovate their current location to meet all municipal & provincial standards and reopen to serve this great community again
- Council should stay the same as they would with any individual application for any store, treat them special like you would any small business wanting to set up shop and hire employees in our fine city
- Each store should be judged on its own merit as you would any new business they deserve the same respect. Abbotsford was built by small business farmers, processors, farm community
- There needs to be more flexibility in issuing licenses. With only four stores where is the room for growth of small businesses?
- Case by case basis. The best store may not fall into criteria that may have been over looked
- You should create a zone that can be re-zoned on any commercial retail property that meets guidelines and buffers that everyone follows. Makes it an equal chance against big corporations. Council will favor government and franchises not us little local guys trying open a business

OPEN-ENDED COMMENTS

Question 4 - Consolidated intake application review (continued from previous page)

- Each file should be looked at individually so that nothing gets overlooked on the application
- A one time chance doesn't seem right. This is not done with alcohol establishments. Stop dragging your feet
- Once the initial intake is complete, how will people apply for licences in the future? Or will the initial stores be the only ones to get licences? Will these stores have to provide their own security to reduce the impact on local police?
- I agree with whatever option allows cannabis sales in Abbotsford ASAP. Why do we need to wait so long!? Just open some dispensaries already

Other comments / "Did we miss something"?

- I feel dispensaries like A Little Bud who closed down before October 17 should be considered for rezoning at their current location
- Hours of operation should not exceed those of liquor stores
- As much as this has been legalized, I'm so against normalizing it. One store next to the police station would be sufficient
- Although cannabis is legal it is not something we should be making available so easily
- Treat cannabis outlets like liquor stores, in the sense that there don't need to be new or special considerations for where to put them, and how many are appropriate. Use the existing framework. The market will dictate how many stores are viable. The City should not be involved in limiting the number of them
- Do not want it at ALL
- What is out there now for stores gives a trashy, low culture look to the area. There should be aesthetic standards so that these stores don't degrade the neighbourhoods they're in. Much like some neighbourhood building standards there should be shop aesthetic standards
- I'm disappointed that the city has taken this long to reach this point. a year after legalization will only get us to the preparing the framework. This work should have been done prior to October 2017 so that then-illegal businesses could have made their applications and approval or denial made. Instead certain businesses have closed entirely in hopes that the city would make appropriate considerations and then allow them to re-open as legal business. leaving those interested in "following the rules" in limbo in excess of a year greatly diminishes a businesses' viability. What other business is asked to sit on their hands for a year while the city "tries to figure it out" when they had ample time to do so beforehand. I do thank you for gathering appropriate information and input, I just believe the timing is irresponsible as other illegal retailers remain operational

OPEN-ENDED COMMENTS

Other comments / “Did we miss something”? (continued from previous page)

- Looks good (so far!)
- I believe it would be beneficial to have a store that was previously opened and shut down due to legalization, as they have already made relationships serving the community and did the right thing to try and create a relationship with the city. We need people who understand this new area to lead us in the beginning. As they already know what to look for and how to go about it
- I see this as a necessary evil. Any store that has been selling cannabis illegally should be automatically refused further consideration
- I hope to preserve all the wonderful business ideas out there that are born out of a free market. They are ideas that should be evaluated on a case by case basis and we don't know if they will be dreamed up in the “intake period” or not. We don't know if they will make sense in a different part of town (like a cannabis district). I'm not a fan of special councils, as I don't see the benefit of fixing something if it isn't broken
- How will stop any minors from buying. We all know minors are able to buy liquor and cigarettes.
- I'm assuming that a consolidated approach might speed up the process?
- Not in or near family frequented areas, malls, parks, movie theatre, etc.
- Clayburn Mall Immel Street is too close to large walkable residential area which could substantially increase cannabis use in the area
- We would like to see a company who previously operated as a medicinal dispensary and served our community well, such as A Little Bud, be able to renovate their current location to meet all municipal & provincial standards and reopen to serve this great community again
- I think strong consideration should be given to stores that were operating medicinally who followed the rules and stopped selling weed prior to legalization
- Application on a case by case scenario will take longer but will in turn yield the best results for Abbotsford. Give this the consideration it deserves
- A Little Bud donated thousands of dollars to the community and had polite and well trained staff. They are an asset to the community
- Stores/businesses that have a pre-established history in the community demonstrating a commitment of giving back to the community should be considered for continuing to operate in their current location
- Cannabis stores should be close to the main road of Abbotsford to better showcase the stores we have to offer. This is to bring people from other towns and cities to shop here instead of other towns or cities
- Interested in seeing an up and up, kind and local family run business. I want a place like a “A Little Bud” who understands how to connect with the community and keep people knowledgeable and safe

OPEN-ENDED COMMENTS

Other comments / “Did we miss something”? (continued from previous page)

- Need to make medicinal available as well as recreational
- I find that the current Council is more concerned with passing judgment on the legalization of cannabis and want to continue to demonize the cannabis industry. In a farming community that could benefit greatly by embracing the industry, instead you are and have dragged your feet causing unknown profit loss for the City as well as made current cannabis users continued criminals by not issuing business licenses. For a City that boasts about surplus revenue, what does that do for the City? If you are even willing to spend money on proper garbage collection to preserve the water table or keep our City beautiful, maybe we need the revenue from the cannabis industry. Thank you
- I have no desire or plans to make use of any location that sells cannabis. I also do not purchase liquor or tobacco products, yet there seems to be an absurd number of liquor stores in Abbotsford. Within 5 minutes walk from Yale Secondary School, there is a liquor store, and a corner store selling tobacco. It would be the height of hypocrisy and pandering to not allow cannabis sales in that same 5 minute zone. I would rather see the liquor and tobacco sales removed in lieu of cannabis. The day that cannabis became legal for personal consumption, licenses to sell inside Abbotsford should have been available to be issued under the same restrictions for liquor sales. This continued delay and waste of effort on discussion is based on biased irrational fear from years of dangerously wrong propaganda that has caused massive needless suffering of large portions of the population, and addiction to society devastating ‘legal’ pharmaceutical alternatives
- A Little Bud served the community well when it was opened and shut down as they were advised to do! Matter of fact, they were the only ones that did shut down. They were also supportive of the community and local charities! They have a passion for people and I would love to see them back operating their business once again! They have shown that they are willing to work with the City and take the next steps to making a difference! Thank you!
- Keep up the good work, and make sure all the ones that choose to buy it get a licence for it too
- Support our small local shops. That is what our town started out with and I feel that we still need them today to keep us the city that we are
- Cannabis been legal for months. There has been ample time to consider the details. There’s a full slate of legal requirements set down by Federal and Provincial. Follow the same processes used to license liquor stores. To us it’s simple, get the basic rules of requirement laid out so the potential retailers can make application and be approved
- People want to enjoy cannabis legally. Do what you can to get some doors open ASAP! Thanks for working hard to get this positive step for our community in motion

OPEN-ENDED COMMENTS

Other comments / “Did we miss something”? (continued from previous page)

- Please let the little people have a chance not just big corporations. Stay with community ownership and involvement, that is what built this great city, the berry farmers, the produces, the locals not big corporations. Thank you very much
- I was a member of A Little Bud on Clearbrook Road in Abbotsford for a year and a half. They treated me very well, they explained the different types, strains, qualities like you would explain different wines. I do not drink alcohol as i react poorly to it. I enjoy a smoke after dinner & before bed. I learned a lot of good safe practices from the management and staff of A Little Bud. They shut the store down when asked to by the City. Lets do the right thing - lets reward these people by allowing them to re open and continue to service the older crowd with their patience and skills. These people gave back to the community while they operated. We need small businesses like this, businesses that care. Thank you
- I am a middle-aged adult with a good job and I take my responsibilities as a citizen seriously. The vast majority of customers I see in these stores are either my age or older. I have never once felt threatened or out-of-place while shopping for this product. I just want to be able to drop by my local store and purchase a legal product. Why is that so bad?
- The whole process of licensing these stores is taking too long, not Abbotsford, but all of BC
- Should speed this up, been legal for almost a year. Why wasn't any research done prior to legalization
- These cannabis stores must also be racially and socially equitable. People of colour have been and continue to be disproportionately been affected by the war on drugs in Canada so it is people of colour who should be representing the cannabis stores in Abbotsford
- It is important that it is acknowledged that there is no increase to risk of accidents when driving under the influence of cannabis... there are many studies out there showing this, specifically the National Highway Transportation Safety Study in the US...please take the time to research... having cannabis stores is a big positive for Abbotsford... Well being is going to increase once the community recognizes the benefits... rest assured cannabis is not a gateway drug or does it affect consumer's judgement... it is the opposite of alcohol which causes anger, abuse, violence and wreckless driving. Cannabis is the opposite
- I don't really like the idea of cannabis stores promoting edible food like cookies or brownies. That makes it more appealing to people who look at food as being more low key and harmless. It promotes the idea that people need drugs to live more exciting lives which is not true
- Please do not place stores near places where minors congregate i.e. schools, rec centers, youth centers etc.

OPEN-ENDED COMMENTS

Other comments / “Did we miss something”? (continued from previous page)

- Hurry up and make this happen. Why do stores like Cannabis King remain open? They only take cash and do not give receipts. They are probably not paying any taxes as well
- I will never forget how amazing A Little Bud was to me every single time I went in there. They are so knowledgeable and from what I’ve heard they are the only store in Abbotsford following the proper channels to get their license. I think they deserve to be reopened and allowed to operate fully again
- I think that the sizes and quantity of these prospective stores should be carefully considered. Although now legal, like any substance cannabis can be abused so it is crucial to regulate the impact it will have on the community. Location is also key, it shouldn’t be near any schools, parks, or malls since easy access will make youth more likely to experiment with substance before they’re adults. Of course they’ll try it but no need to throw it at them
- If a cannabis outlet is approved, such outlet will understand that cooperation with Abbotsford police on all aspects of operation and customers is essential for a peaceful, law-abiding community
- Cannabis has been legal just about a year and we still don’t have any legal options in Abbotsford. We knew legalization was coming for a long time yet the City did nothing to get ready. Get it together or you won’t get another term
- If you have potentially 13 sites pre zoned, but are only considering 4 stores, how will you determine where they are located? Have the shopping malls that are going to be pre-zoned agreed to the new zoning--are they willing to rent to cannabis stores, because if you pre-zone areas and then no one will rent to cannabis stores, the plan will fall apart. Will there be situations where stores like Shoppers Drug Mart are able to dispense cannabis? Who will be responsible for vetting and accepting the applications? Will this process be transparent?
- Please hurry and allow some retail locations in Abbotsford. It really sucks having to drive to Vancouver or something when I live in Abbotsford
- Consider a 14th pre-zoned site being 30700 Fraser Highway, Abbotsford

Attachment D3:

Community Input

Open Houses and Online
Questionnaire Combined
(182 participants)

1

PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

Efficiency

→ One City-initiated rezoning process vs. multiple rezoning processes

Certainty

→ Eligible sites identified before application intake commences

Transparency

→ Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

20%

Agree

29%

Neutral

13%

Disagree

11%

Strongly Disagree

27%

PRE-SELECT SITES

- City, Urban and Neighbourhood Centres in the OCP
- Existing Commercial (C) Zoning
- Minimum 15,000 m² parcel size

13 sites



Strongly agree

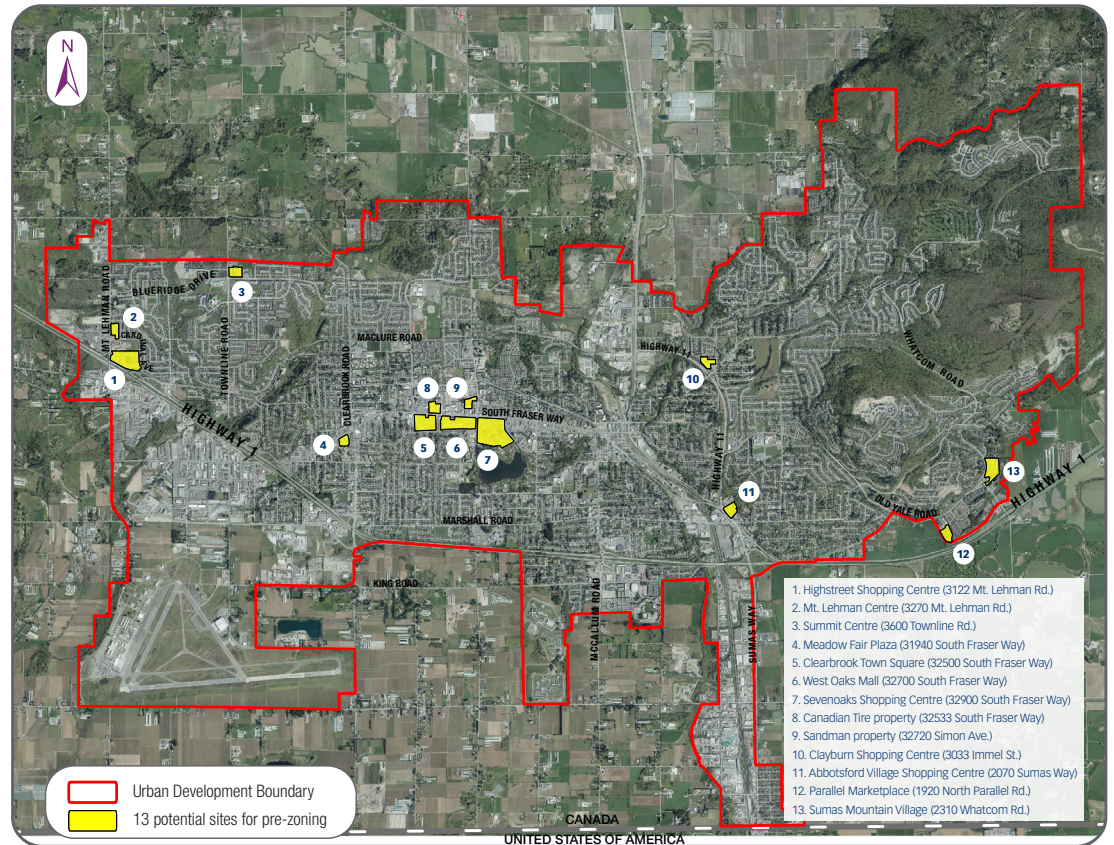
Agree

Neutral

Disagree

Strongly Disagree

30%



2

ASSESSMENT TOOL



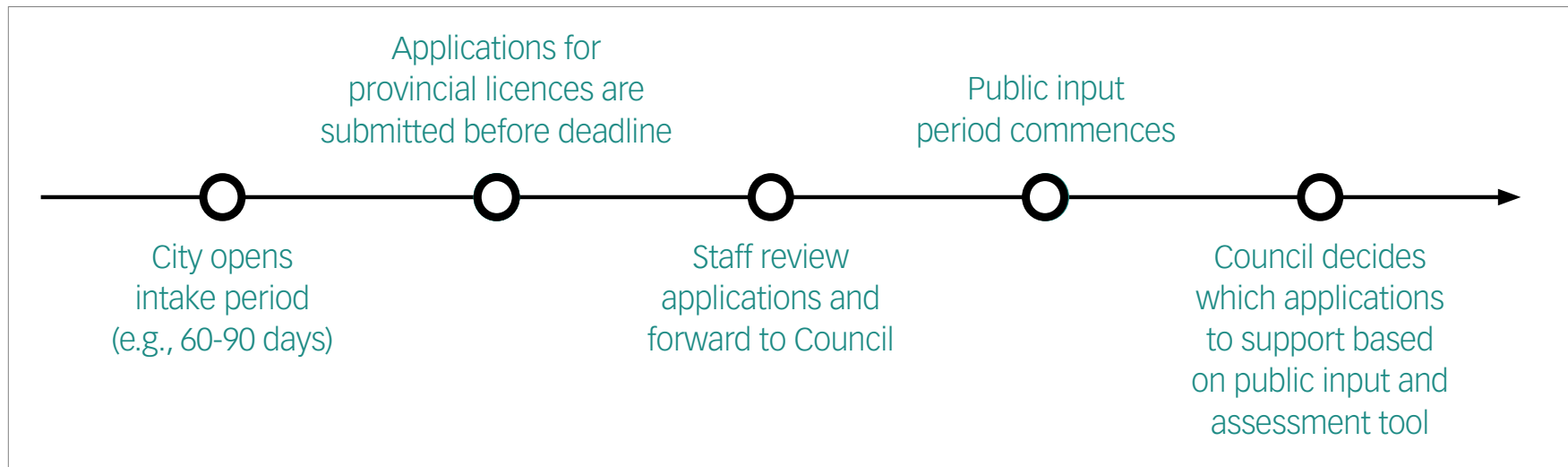
Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores	24%	35%	25%	10%	6%
3. Consideration of impacts on adjacent land uses	34%	32%	21%	9%	4%
4. Crime considerations	45%	24%	20%	7%	4%

3

APPLICATION PROCESS

The City is considering a consolidated intake period for submitting applications for provincial licences. The benefit of this approach is that Council would be able to consider all applications at one time, rather than reviewing individual applications on a case-by-case basis.



Q4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

22%

33%

16%

14%

15%