



February 13, 2024

By EMAIL

City of Pitt Meadows
12007 Harris Road,
Pitt Meadows, BC V3Y 2B5

Re: Non-Medical Cannabis Retail - 19167 Ford Road, Pitt Meadows

Greenstar Cannabis is seeking approvals from the City of Pitt Meadows for a Non-Medical Cannabis retail store, to be located within the existing building known as 19167 Ford Road.

Background

Greenstar Cannabis company currently holds five licenses located throughout the province. The closest site to Pitt Meadows, is located at 22222 Lougheed Highway, Maple Ridge. The ownership group owns and operates the Jolly Coachman Pub and Liquor store business as well as the land and building on Ford Road.

Ownership has a long history as a community partner within the city and is excited to work with Pitt Meadows and the community for a successful outcome.

Please find below the applicant's response with respect to the proposed application to the City of Pitt Meadows.

Hours of Operation

The applicant is expecting its business hours to be from 9am – 11pm, seven days per week. These hours are limited by the LCRB and are standard licensee business hours.

Name of Operator

Greenstar Cannabis is owned and operated by Mr. Mike Jahnke and Mr. Yvan Charette. Yvan can be contacted at anytime via phone or email. FOIPPA s. 22
778.995.4441

Employees / Staff

Similar to their other establishments, Greenstar will employ approximately 4-6 staff members who are local people. In addition to this, Greenstar employs an onsite manager and head office personnel. With this business addition there would be new jobs created within the community. Promoting a fantastic work life balance. The entire

Greenstar team has a proven track record of being outstanding operators who are committed to guest services, adherence to the rules and regulations of their license type and community.

Impact on the Area

Should this location be approved, it would be expected that it would have little to no negative impact on the surrounding area. Specifically:

1. **Zoning:** The proposed retail space is located within the urban containment boundary and is already a commercial zone per the Pitt Meadows cannabis policy. The site is already zoned C-6 Neighbourhood Pub Commercial. The applicant is seeking an amendment to the zone that would permit cannabis retailing.
2. **Unit location:** The unit itself is proposed to be quite small at 185 sqft in size. The operator has extensive experience within the liquor and cannabis industry and does not believe a large format store is needed for this area. The idea is to create a convenience-based business for those visiting the site. The intent is to create a local retail store that promotes walking and biking to the business.

The unit is proposed to be situated within the existing building. There are some exterior changes proposed such as an additional access point to the pub. There will be some landscaping adjusted to create a pathway to the sidewalk beside the front door along Ford. The shrubs would remain in place and the bike rack would shift over to accommodate a pathway. Additionally, signage is being proposed for the new retail unit.

3. **Distancing:** Based upon the City's cannabis policy, there are no proposed cannabis stores located within 500m of the subject site. Additionally, when reviewing schools, playgrounds and other sports fields in the area, the site is at least 200m away when measuring door to door. The closest facility is the Pitt Meadows Recreation Centre located to the South of the property and measures approximately over 210m away.
4. **Minimization to Children/ Youth:** It should be noted the property contains the Jolly Coachman Pub and Liquor Store. These businesses are adult focused businesses and are governed by the Liquor Cannabis Regulation Branch (LCRB) as would the non-medical cannabis retail store. These businesses are also age restricted to 19+. There should not be an occurrence where minors are frequenting this property in any way, as they are not permitted to enter any of the licensed establishments.

5. **Parking:** The site does have existing parking within its property boundaries. It had been noted in the past that parking was problematic at times. In 2015 Mr. Charette entered into an agreement with the adjacent church to utilize additional parking stalls. Please find enclosed within our submission the parking agreement. Additionally, should the proposed cannabis store be approved, the onsite garbage receptacles are going to be moved and this will also create two additional parking spots on the property that will be time limited.
6. **Loitering:** Greenstar has a strict zero tolerance policy around loitering. They do not permit consumption of cannabis on their property. Based upon their operational experience, they have policies in place that manage this effectively at their other establishments. This creates a working relationship between neighbours and ensures the surrounding neighbours are not impacted.

Landscaping / Outdoor area changes

There are proposed changes to landscaping. Specifically, a pathway will be created to connect the sidewalk. The bike racks would shift over to accommodate space and one glass panel on the patio would be removed to accommodate the path. As noted, the garbage bins would be moved over to make use of the two parking stalls that are on site, that had not been used in the past.

Summary

Greenstar Cannabis believes the proposed site is a great fit for a non-medical cannabis store. It meets all the City's policies and specifically mitigates access to youth/children due to the tenant composition on the property. With Greenstar's commitment to operational excellence including compliance, combined with the operator's history to community, the city can have confidence in their operational abilities for years to come.

We thank you for your review and look forward to working together.

Warm regards,

Rebecca Hardin

Rebecca Hardin,
Consultant