

# Staff Report to Council

Planning and Development

FILE: 3360-20-2022-05

**REPORT DATE:** May 11, 2023      **MEETING DATE:** May 30, 2023  
**TO:** Mayor and Council  
**FROM:** Colin O'Byrne, Manager of Planning  
**SUBJECT:** Rezoning Application to Permit a Retail Cannabis Outlet at 725 – 19800 Lougheed Highway

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**



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**RECOMMENDATION(S):**

THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2936, 2023, to permit a retail cannabis outlet at 725 – 19800 Lougheed Highway; AND
  - B. Direct staff to schedule a public hearing for an upcoming meeting of Council; OR
  - C. Other.
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**PURPOSE**

To present a zoning bylaw amendment for consideration of first and second readings, which would permit a new retail cannabis store at 725 – 19800 Lougheed Hwy (PID: 026-397-218).

☐ Information Report      ☒ Decision Report      ☐ Direction Report

**DISCUSSION**

**Background:**

At the November 8, 2022 Meeting, Council considered this application and passed the following motions:

- A. *Direct the applicant to host a Development Information Meeting regarding the application to permit retail cannabis sales at 950 – 19800 Lougheed Highway;*

- B. Direct staff to refer this application to the Economic Development Advisory Committee;
- C. Direct staff to draft a Council Policy for processing and evaluating cannabis retail applications; AND
- D. Direct staff to prepare bylaw amendments to the Development Application Fee Bylaw and Business Licensing and Regulation Bylaw, to include categories for cannabis retail applications.

This report deals with motions A and B above, as they are specific to this application. Council adopted Council Policy C108 at the February 28, 2023 Meeting to complete motion C. Bylaws noted in motion D were adopted by Council on April 4, 2023.

This application was originally proposed for part of unit 950 at Meadowtown Shopping Centre, on the east side, near the Lordco and La Vie en Rose stores. That unit is no longer available and now, the proposed location is unit 725, located further north towards Lougheed Highway and between Tim Horton's and VanCity. It is also smaller (1,500 ft<sup>2</sup>), which is preferable to the applicant, and is located further from the child care facility in the shopping centre (431 m away).



Figure 1: Original and new locations of proposed cannabis retail store

#### Relevant Policy, Bylaw or Legislation:

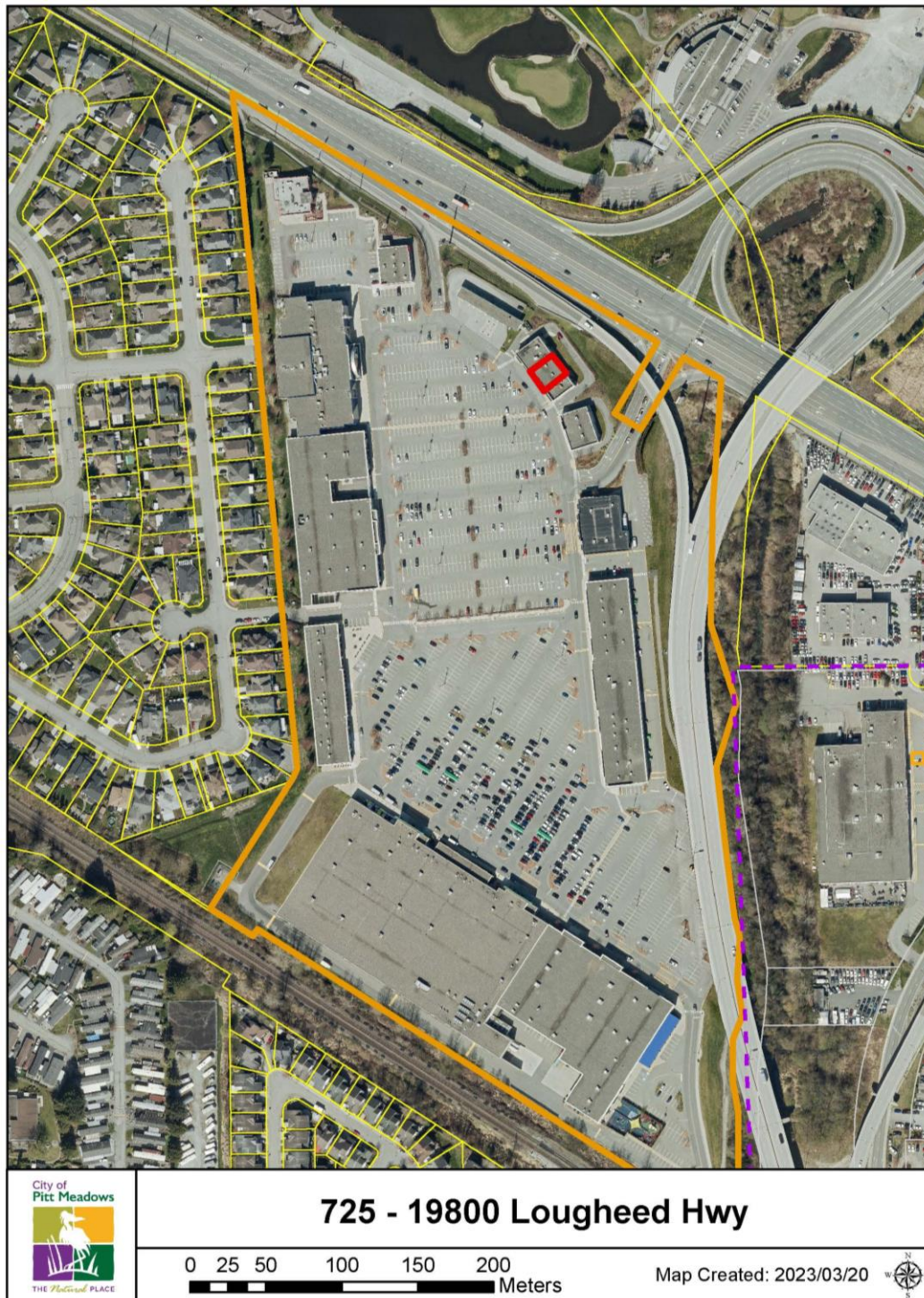
The recently adopted Council Policy C108 Cannabis Retail Stores outlines the process for cannabis retail stores to be able to operate in the City, and provides a framework to evaluate these applications.

The City's Zoning Bylaw currently prohibits the retail sales of cannabis in all zones. This application is for a site specific text amendment to permit cannabis retail sales at the subject location only.

**Analysis:**

Application

This application is a Zoning Bylaw text amendment, to permit a retail cannabis store at 725 – 19800 Lougheed Hwy.



*Figure 2: Proposed site for retail cannabis store*



### Council Policy C108: Cannabis Retail Stores

Council recently adopted a policy (<https://www.pittmeadows.ca/city-hall/bylaws-policies/policies/c108>) to evaluate applications for new cannabis retail stores. The subject application complies with the evaluation criteria of the policy as follows:

Criteria	Criteria Met	Notes
Located within the Urban Containment Boundary	✓	
Designated as Highway Commercial, Community Commercial, or Town Centre Mixed Use in the OCP	✓	Highway Commercial
Located at least 500 m from another cannabis retail store in Pitt Meadows	✓	No other cannabis retail store in Pitt Meadows
Located at least 200 m from the property line of a school, playground, or sports field	✓	See Figure 3
Separation from places frequented by children or youth	✓	
Potential impacts to residents, if located in a building with a mix of commercial and residential uses	N/A	
Access for vehicles, including potential traffic impacts and parking availability	✓	Access from Lougheed Hwy and Dunn Ave. Ample parking.
Access for pedestrians and cyclists, including proximity to public transit	✓	Bus stops located in Meadowtown Shopping Centre. Pedestrian and cycling access from Lougheed Hwy, Dunn Ave, and Willow Way.
Proposed size of the outlet is appropriate to the site's context	✓	1,500 ft <sup>2</sup> . Small unit within the shopping centre that meets needs of the applicant.
Appeal of the storefront and fit with the neighbourhood context	✓	See Attachment B

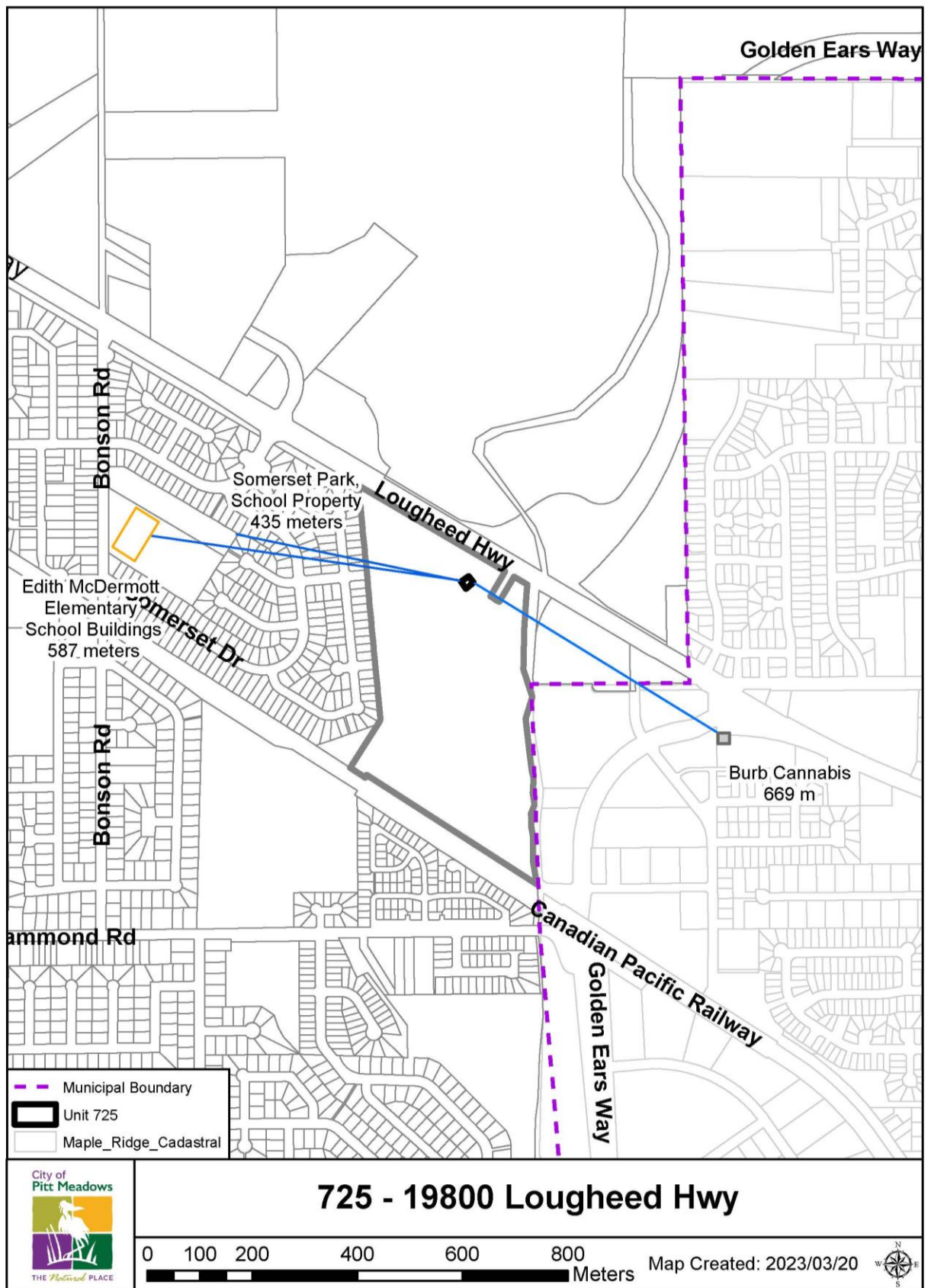
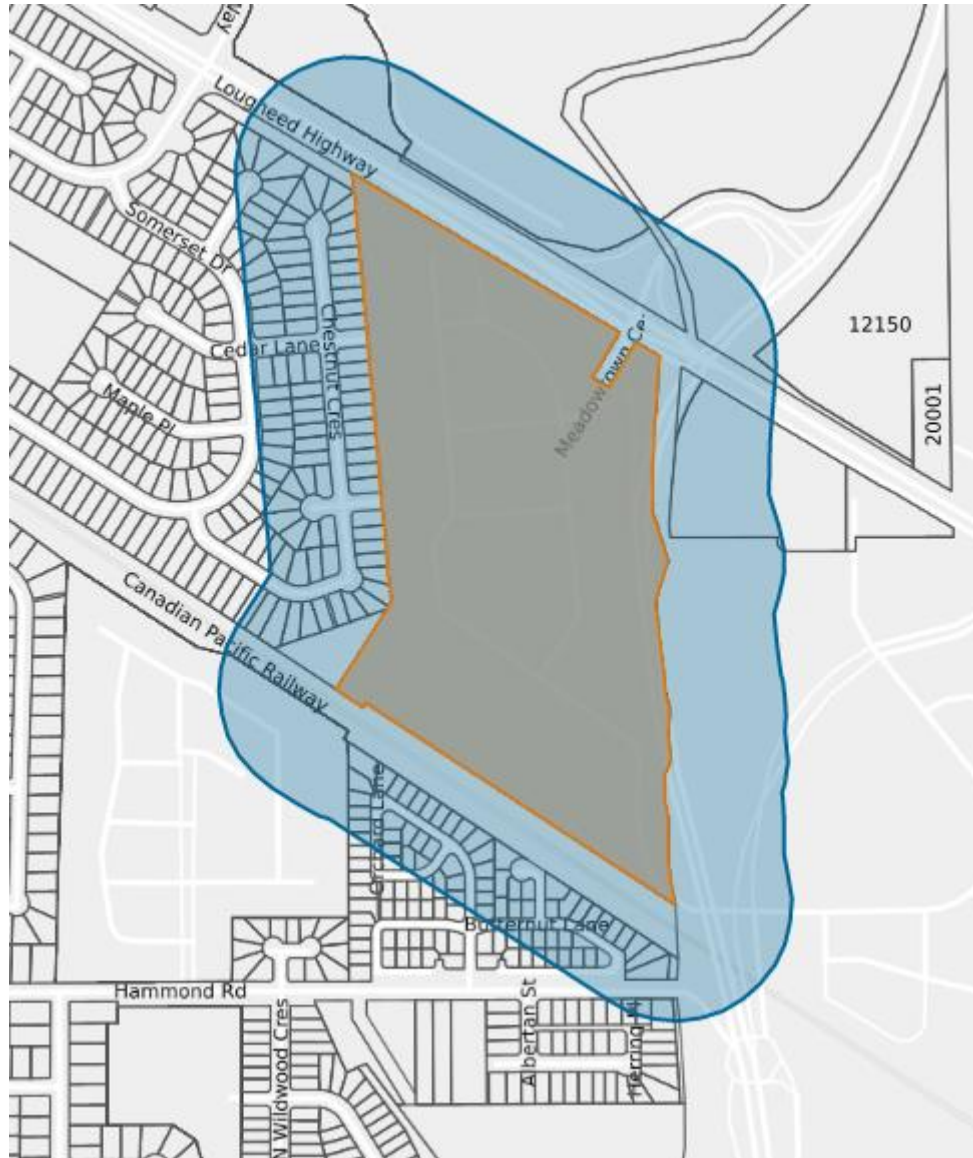


Figure 3: Distance to schools, parks, other cannabis retail

### Development Information Meeting

The applicant hosted a Development Information Meeting for the original proposed unit on January 11, 2023 from 4-7 pm at the Heritage Hall. Residents within 122 m of the proposed store were notified about the meeting, and advertisements placed in the local newspaper.



*Figure 4: Map showing notification radius for development information meeting*

Only one member of the public attended, and a summary of the public engagement was provided by the applicant in Attachment A.

Although at the time the meeting was held, the intended location was for unit 950, not unit 725 as currently proposed, it is recommended that another Development Information Meeting not be required, given that only one person attended; the location is within the same shopping centre

and not materially different; and, the meeting notification recipients are the same regardless of the unit.

### Economic Development Advisory Committee

This application was considered by the Economic Development Advisory Committee (EDAC) at their meeting on December 1, 2022, where the following motion was passed:

*“The Economic Development Advisory Committee supports the rezoning application to permit a retail cannabis outlet at 950 – 19800 Lougheed Hwy and provide the comments from the meeting to Council for review.”*

Comments from members included:

- increase local job opportunities and taxes for the community;
- retail store would direct consumers to the legal marketplace;
- support for the proposed location as there is sufficient parking and public transportation; and
- support for the City taking a cautious approach initially and a case-by-case review of cannabis retail applications.

Similar to the Development Information Meeting, EDAC considered the application for unit 950 and not the subject unit 725; however, the comments did not raise concerns about the specific unit location so further review by EDAC is not recommended.

### Next Steps

If 1<sup>st</sup> and 2<sup>nd</sup> readings are granted, a public hearing will be scheduled for an upcoming Council meeting. A development sign has been posted on the site since April 19, 2023. A public hearing will provide an additional opportunity for public input and to gather the views of residents, as required by the Liquor and Cannabis Regulation Branch (LCRB).

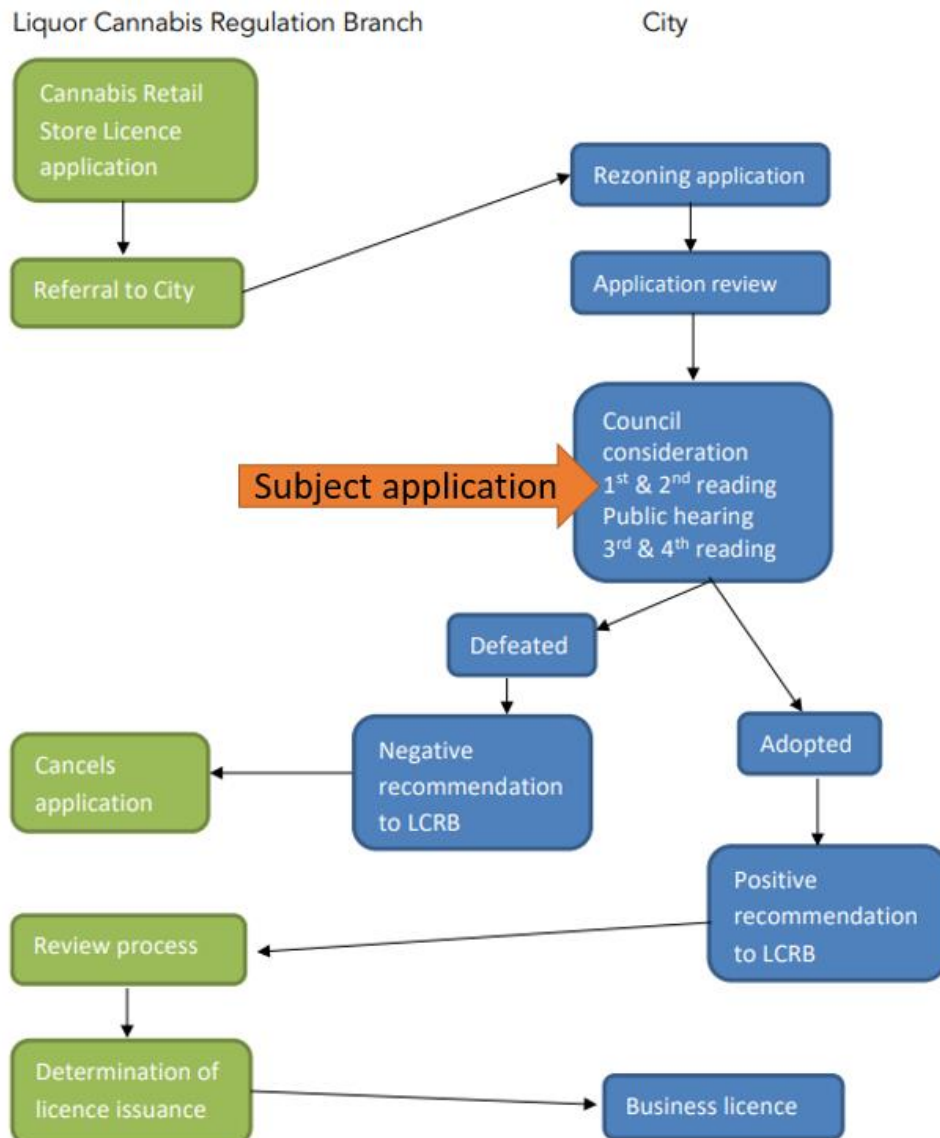


Figure 5: Current status of subject application

Ultimately, if this rezoning application is approved, then a positive recommendation will be provided to the LCRB upon receipt of the licence application referral. Then, the LCRB will determine whether to issue the licence or not, based on their review and evaluation process. If the licence is issued, the applicant will then apply for a business licence from the City.

If this rezoning application is not approved, then the LCRB will be notified that the City does not support this licence, and the application will be cancelled by the LCRB.



### **COUNCIL STRATEGIC PLAN ALIGNMENT**

- ☐ Principled Governance    ☒ Balanced Economic Prosperity    ☐ Corporate Excellence  
☐ Community Spirit & Wellbeing    ☐ Transportation & Infrastructure Initiatives  
☐ Not Applicable

Business Vitality. Foster a vibrant and diverse economy where local businesses thrive.

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### **WORKPLAN IMPLICATIONS**

- ☒ Already accounted for in department workplan / no adjustments required  
☐ Emergent issue / will require deferral of other priority(ies)  
☐ Other
- 

### **FINANCIAL IMPLICATIONS**

- ☒ None    ☐ Budget Previously Approved    ☐ Referral to Business Planning  
☐ Other
- 

### **PUBLIC PARTICIPATION**

- ☒ Inform    ☒ Consult    ☐ Involve    ☐ Collaborate    ☐ Empower

Comment(s):

A Development Information Meeting was held on January 11, 2023. A development sign has been posted on site since April 19, 2023. Scheduling of a public hearing is recommended.

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### **KATZIE FIRST NATION CONSIDERATIONS**

Referral    ☐ Yes    ☒ No

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### **SIGN-OFFS**

#### **Written by:**

Allison Dominelli,  
Senior Development Services Technician

#### **Reviewed by:**

Colin O'Byrne,  
Manager of Planning

Patrick Ward  
Director of Planning & Development

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**ATTACHMENT(S):**

- A. Development Information Meeting Summary
- B. Drawings
- C. Zoning Amendment Bylaw No. 2936, 2023