

Staff Report to Council

Planning and Development

FILE: 3360-20-2023-07

REPORT DATE: February 23, 2024 **MEETING DATE:** March 05, 2024
TO: Mayor and Council
FROM: Patrick Ward, Director of Planning and Development
SUBJECT: Rezoning Application to Permit a Cannabis Retail Store at 19167 Ford Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Direct the applicant to host a Development Information Meeting regarding the application to permit retail cannabis sales at 19167 Ford Road; OR
- B. Other.

PURPOSE

To present an application to permit a new retail cannabis store at 19167 Ford Rd (PID: 000-452-742).

☐ Information Report ☐ Decision Report ☒ Direction Report

DISCUSSION

Background:

Earlier this year, the first cannabis retail store in the City was approved for a location in Meadowtown Shopping Centre. Recently, a second application for a cannabis retail store was presented to Council for a location in Meadowvale Shopping Centre.

A third application has been received to permit a small retail cannabis outlet at 19167 Ford Rd, inside the existing Jolly Coachman Pub and Liquor Store building. The proposed outlet is 185 ft² and would be located within the existing building, where the front entry to the pub is currently

located. The name of the proposed business is Greenstar Cannabis, an experienced cannabis retail operator with four other stores around the province.

Legal Description:

Lot 42 Section

36 Block 6 North Range 1

East New Westminster

District Plan 52329

Civic Address: 19167 Ford Rd

Property Size: 1,512 m² (16,279 ft²)

OCP Designations: Town Centre

Development Permit Area:

No. 8 Town Centre

Zoning: C-6 (Neighbourhood Pub
Commercial)

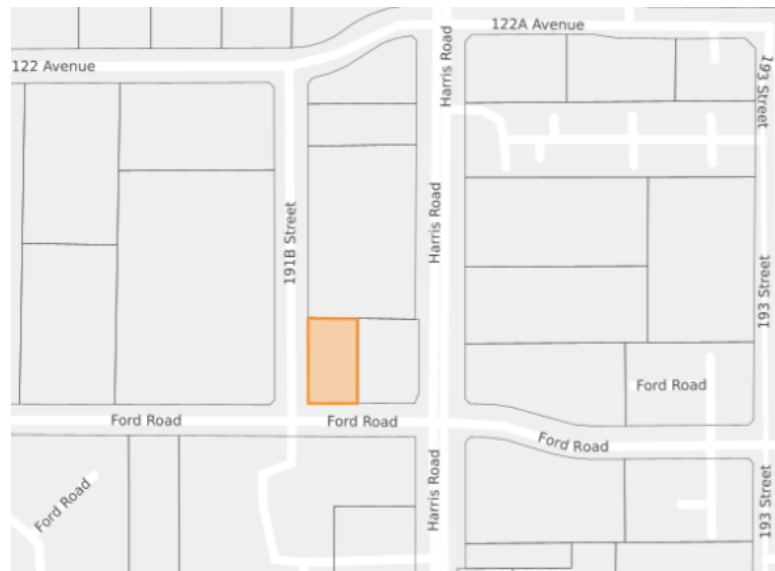


Figure 1: Location map

Currently, the building contains two front doors facing Ford Road, one for the pub and one for the liquor store. It is proposed that the cannabis retail store would be accessed using the current pub front door. The liquor store would continue to be accessed from the second front door, to the east. Access to the pub is mainly from the parking lot at the back of the building, but a new exterior door for exiting purposes is proposed in the patio area, to the west of the main front doors. Some modifications to the patio area are required to accommodate the new exterior door, along with a new pathway to the sidewalk.

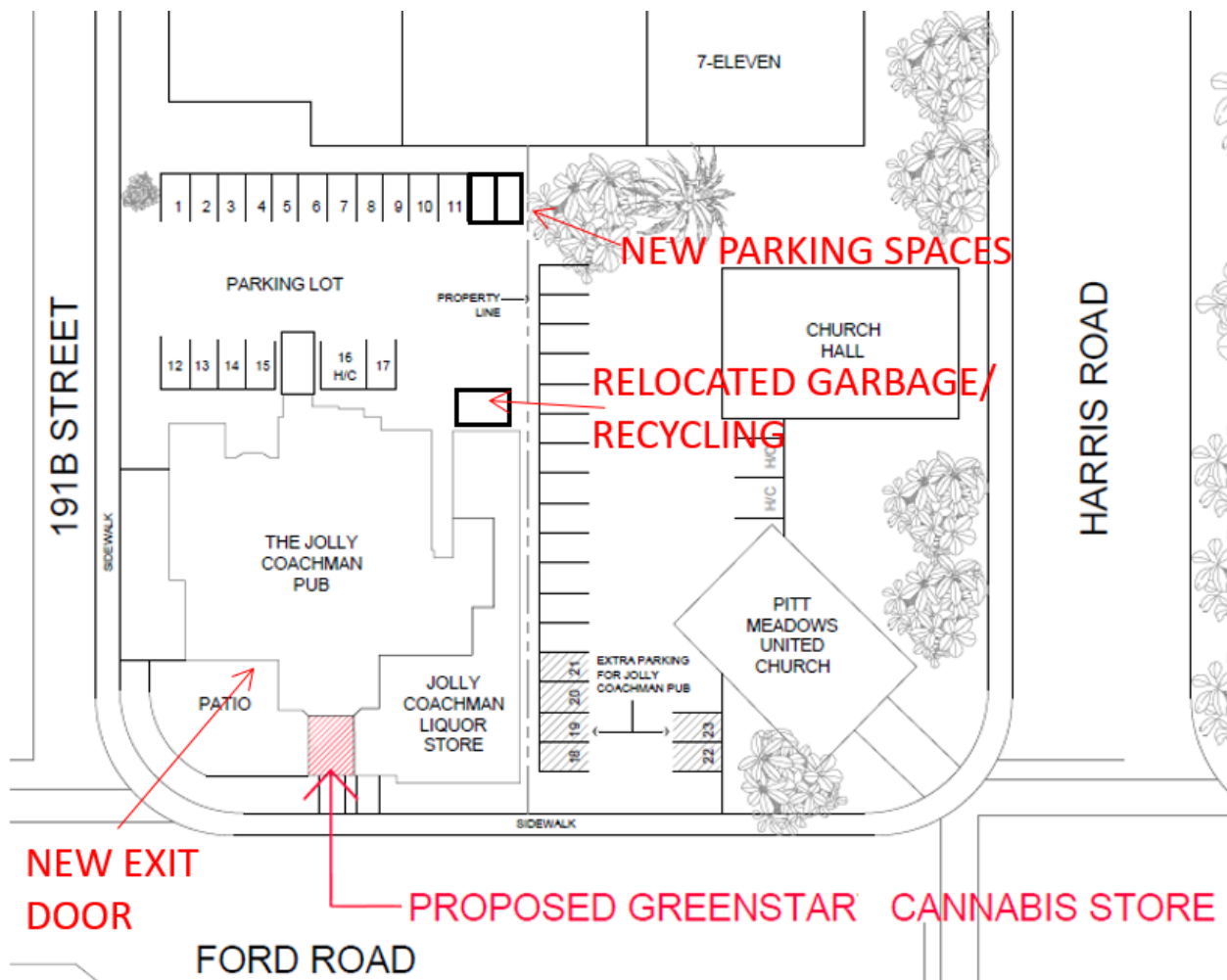


Figure 2: Site plan

To accommodate the pub entrance relocation and patio revisions, they require separate approval from the Liquor and Cannabis Regulation Branch in relation to their liquor licence. No changes are proposed to the number of seats permitted in the liquor licence.

The property has previously received variances for parking, to reduce the number of required spaces to the 17 that are currently located on site. The applicant is proposing to relocate the garbage and recycling area in the back, freeing space to create an additional two parking spaces (see Figure 2). The property also leases six parking spaces from the Pitt Meadows Heritage Church property next door. As the proposal does not involve any change to the floor area of the building and two additional spaces are proposed, no additional parking variances are required.

Relevant Policy, Bylaw or Legislation:

This application is for a site specific text amendment to the Zoning Bylaw to permit cannabis retail sales at the subject location only. The City's Zoning Bylaw currently only allows cannabis retail sales in one unit at Meadowtown Shopping Centre.

Council Policy C108 Cannabis Retail Stores was drafted to define the application process for cannabis retail stores to be able to operate in the City, and provides a framework to evaluate these applications.

If the cannabis retail proposal is approved, the cannabis retail licence terms prohibit on-site consumption of cannabis products. Additionally, the City's Smoking Regulation Bylaw prohibits smoking and vaping in parks and public outdoor spaces.

Analysis:

The subject application complies with the evaluation criteria of Policy C108 as follows:

Criteria	Criteria Met	Notes
<i>Located within the Urban Containment Boundary</i>	✓	
<i>Designated as Highway Commercial, Community Commercial, or Town Centre Mixed Use in the OCP</i>	✓	Town Centre Mixed Use
<i>Located at least 500 m from another cannabis retail store in Pitt Meadows</i>	✓	See Figure 3
<i>Located at least 200 m from the property line of a school, playground, or sports field</i>	✓	See Figure 3
<i>Separation from places frequented by children or youth</i>	✓	Existing pub and liquor store is age-restricted to 19+.
<i>Potential impacts to residents, if located in a building with a mix of commercial and residential uses</i>	N/A	Commercial uses only
<i>Access for vehicles, including potential traffic impacts and parking availability</i>	✓	Access from Ford Rd and 191B St. On-site and street parking.
<i>Access for pedestrians and cyclists, including proximity to public transit</i>	✓	Bus stops located on Harris Rd. Pedestrian and cycling access from Ford Rd and 191B St.
<i>Proposed size of the outlet is appropriate to the site's context</i>	✓	185 ft². Designed to be a convenience-based business for pub and liquor store patrons.
<i>Appeal of the storefront and fit with the neighbourhood context</i>	✓	Small-scale operation, within existing Jolly Coachman building.

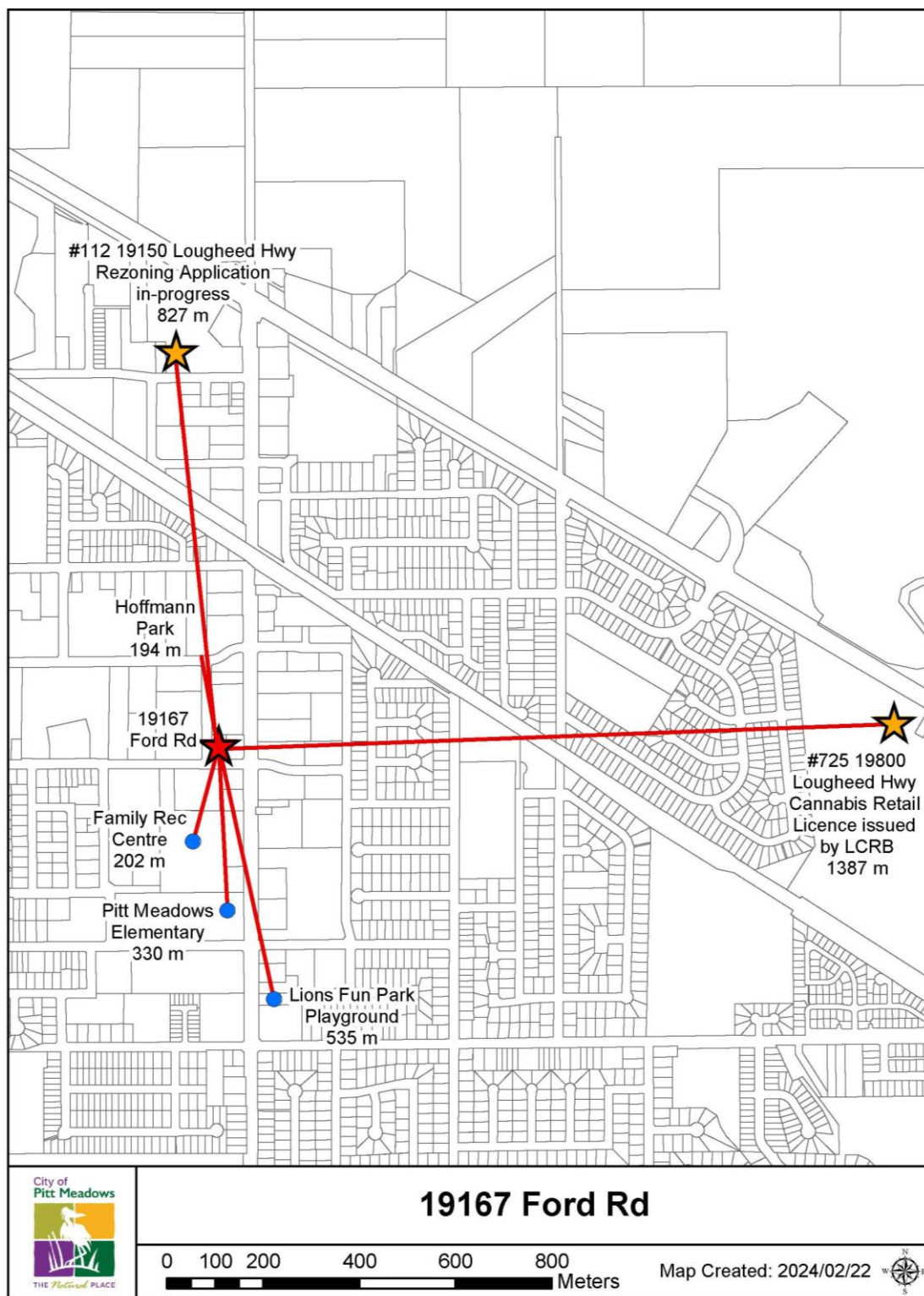


Figure 3: Location (red star) relative to nearest sports field, playground, school, and other cannabis retail

If this application, along with the other in-stream application for 112 – 19150 Lougheed Hwy, is approved, that will bring the total number of cannabis retail stores in the urban area to three. Based on the distance criteria outlined in Council Policy C108, only a few possible locations

remain for another such store (see red areas in Figure 4). If this application and 112 – 19150 Lougheed Hwy are approved, staff will bring forward, for Council’s consideration, a policy amendment that integrates a three-store limit on cannabis retail stores, particularly as the remaining OCP areas for cannabis retail stores (areas in red in Figure 4) may not satisfy other evaluation criteria in the policy, such as pedestrian access. The intent of the policy amendment would be to better inform potential future applicants about the likelihood of another application being approved; however, it should also be noted that an application can still be submitted, with the understanding that Council retains ultimate discretion on whether or not to approve such an application.

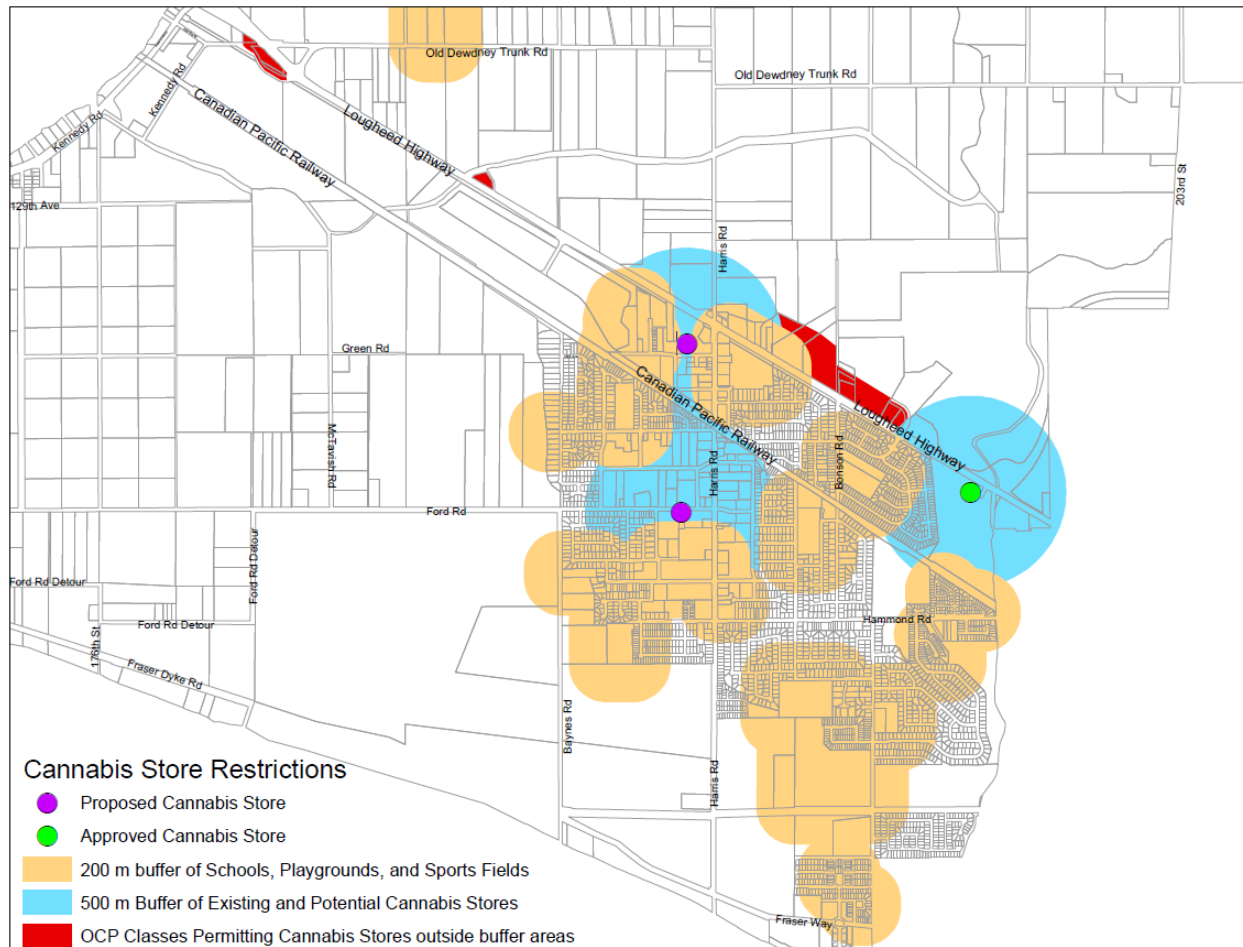


Figure 4: Areas where other cannabis retail stores could potentially locate, complying with Council Policy C108 distance criteria

Recommendation and Next Steps

Consistent with previous applications for cannabis retail stores, it is recommended that the current applicant host a development information meeting. This will provide nearby residents with an opportunity to provide early input into the application, prior to consideration of granting any bylaw readings. Gathering public input is also required for the BC Liquor and Cannabis Regulation Branch (LCRB) retail store licencing process. For the development information

meeting, residents within 122 m of the site will be notified and public notice will be advertised in the local newspaper. These are the same notice requirements as for a public hearing.

In addition to the development information meeting, a development sign is required to be posted on site for at least three weeks prior to consideration of 1st and 2nd readings and, following that, a public hearing will also be held if the application proceeds. These will provide appropriate public input opportunities.

Given the small size of the proposed retail outlet, and location within an existing pub, the application has not been referred to the City's Economic Development Advisory Committee (EDAC). Instead, committee members were consulted on the preparation of the City's Cannabis Retail Stores policy and the two previous cannabis retail rezoning applications, which both received support from EDAC members. When EDAC reviewed the last cannabis retail rezoning application (Meadowvale Shopping Centre) at its November 30, 2023 meeting, the committee's deliberations indicated that the current policy framework that would provide for three stores in the urban area (see Figure 4) was appropriate.

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.

A development permit (delegated to staff) and building permit, are likely required to make the proposed modifications to the building and exterior landscaping. If the proposal moves forward, the plans will be refined and exact permit requirements determined.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Infrastructure
☐ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☐ Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses.

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 is recommended, consistent with two previous cannabis retail rezoning applications.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS**Written by:**

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Letter of Intent
- B. Plans