



Staff Report to Council

Planning and Development

FILE: 3360-20-2023-07

REPORT DATE: August 26, 2024

MEETING DATE: September 10, 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. Grant first and second readings to Zoning Amendment Bylaw No. 2994, 2024 to permit a retail cannabis store at 19167 Ford Rd; AND
 - B. Direct staff to schedule a public hearing for an upcoming meeting of Council; OR
 - C. Other.
-

PURPOSE

To present a zoning bylaw amendment for consideration of first and second readings, which would permit a new retail cannabis store at 19167 Ford Rd (PID: 000-452-742).

Information Report

Decision Report

Direction Report

DISCUSSION

Background:

Council Policy C108 for Cannabis Retail Sales was adopted by Council on March 7, 2023. It defines the application process for cannabis retail stores to be able to operate in the City, and provides a framework to evaluate these applications.

Since the Policy was adopted, two cannabis retail stores have been approved in the urban area, one for a commercial unit in Meadowtown Shopping Centre and the other in Meadowvale Shopping Centre. Another application for a producer retail store (farmgate sales of cannabis) was recently approved for a location on Old Dewdney Trunk Road, in the agricultural area.

This third application in the urban area has been received to permit a retail cannabis outlet at 19167 Ford Rd, inside the existing Jolly Coachman Pub and Liquor Store building. The proposed outlet is 186 ft² and would be located within the existing building, replacing the existing Ford Road entry to the pub (see Figure 1)¹. A new doorway is proposed along Ford Road to provide access to the pub (in addition to the entrance on the north side of the building). The cannabis store would only have access from Ford Road. The proposed cannabis store would be fully separated from the existing pub and liquor store (see Figure 2), an arrangement that complies with the requirements of the Liquor and Cannabis Regulation Branch (LCRB).

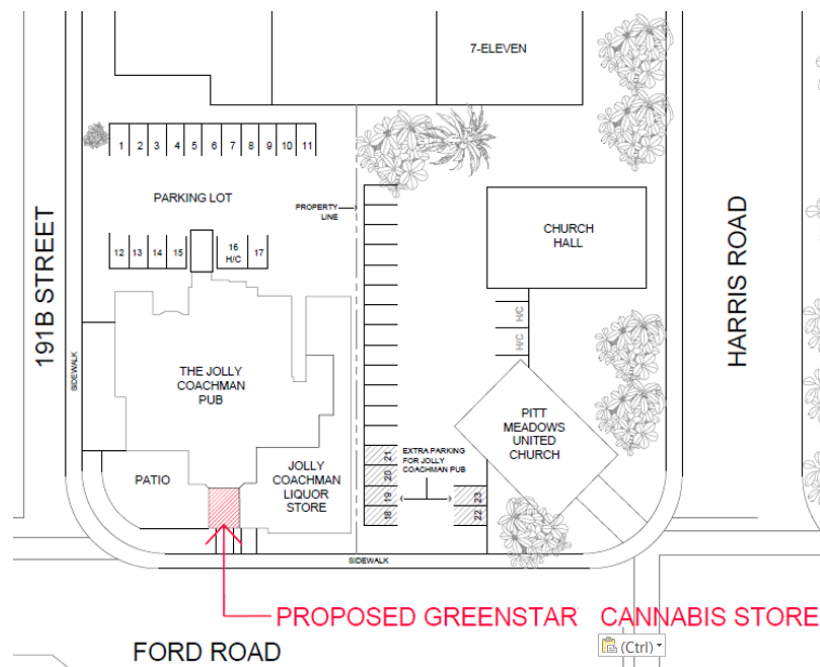
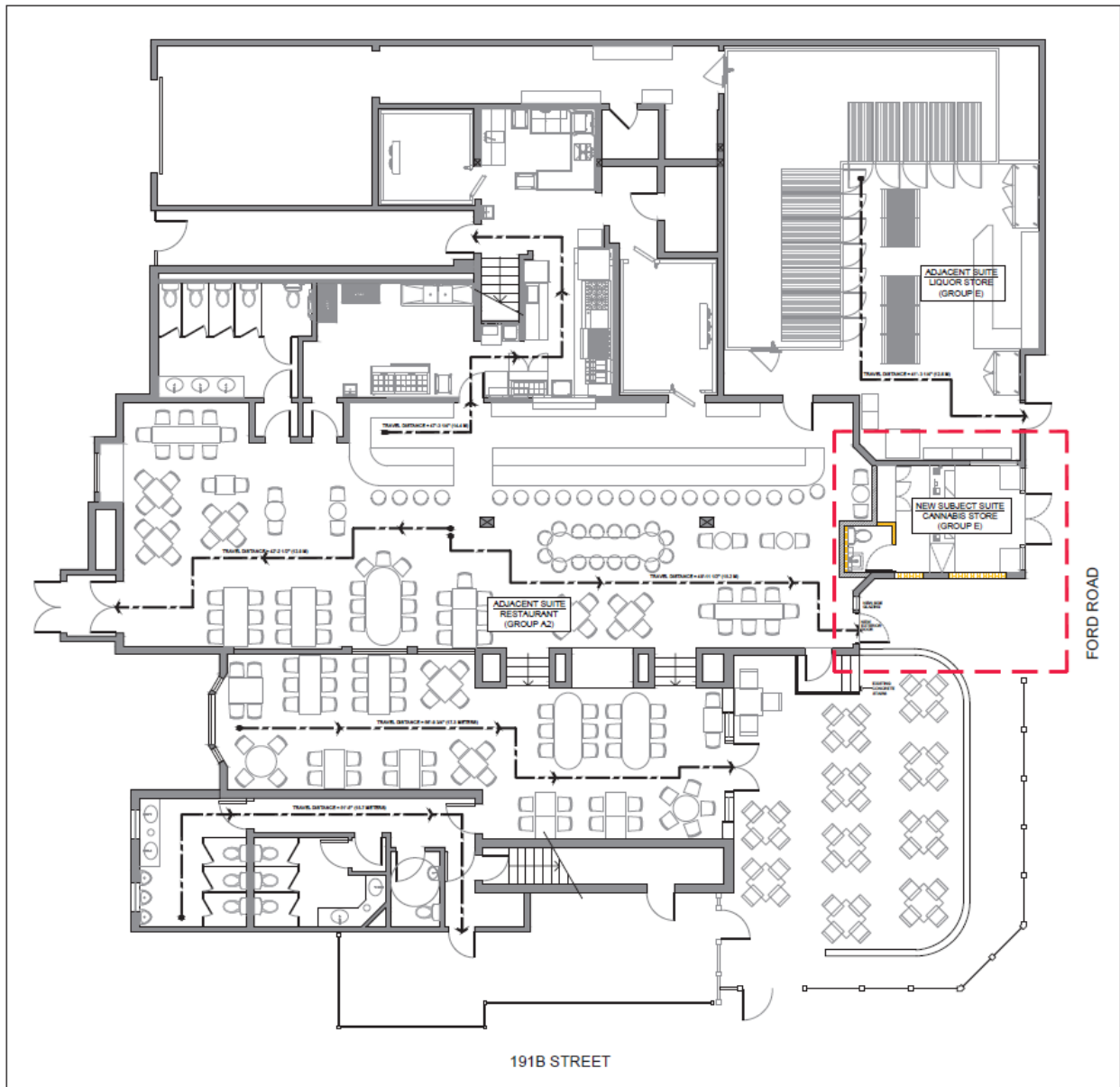


Figure 1: Site Plan

¹ The Development Information Meeting materials (Attachment A) indicate that the store would be 162.7 ft², a figure based on plans that have been subsequently revised to 186 ft².



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

Figure 2: Proposed floor plan

At the March 5, 2024 Meeting, Council considered this application and passed the following motion:

“Direct the applicant to host a Development Information Meeting regarding the application to permit retail cannabis sales at 19167 Ford Road.”

As noted in the staff report presented at the March 5 Council Meeting, this application complies with the evaluation criteria in the Council Policy, including for distances to other stores, playgrounds, schools, customer accessibility, and suitability of the store within the neighbourhood.

Relevant Policy, Bylaw or Legislation:

Council Policy C108 Cannabis Retail Stores outlines the application 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, except for the previously-approved locations noted above. This application is for a site-specific text amendment to permit cannabis retail sales at the subject location.

Analysis:

The applicant hosted a development information meeting on June 19, 2024 from 4 - 5:45pm at the Pitt Meadows Community Church (12119 Harris Road). Residents within 122 m of the proposed store were notified about the meeting, and advertisements placed in the local newspaper.

Five members of the public attended the meeting. Four provided support for the application, citing the walkability of the store, and appreciation for having this type of store south of the railroad tracks. A fifth attendee opposed the application due to concerns about children walking by and seeing this type of store. The applicant also provided 692 letters of support they received from community members, with reasons for support including: convenience of location; suitability of locating beside a pub and liquor store; and, the suggestion that legal cannabis availability will deter illegal sales. The applicant provided a summary of the public engagement (see Attachment A).

It is noted that Provincial regulations prohibit access into cannabis retail stores for those under 19 years of age and City bylaws prohibit any type of smoking in the proposed retail cannabis store, the adjacent pub or liquor store, anywhere on the property, and in surrounding public spaces.

Next Steps

If 1st and 2nd readings to the zoning amendment bylaw (Attachment B) are granted, a public hearing will be scheduled for an upcoming Council meeting. This will provide an additional opportunity for public input and to gather the views of residents, as also required by the LCRB cannabis retail store licensing process.

Ultimately, if this rezoning application is approved, the LCRB will receive a positive recommendation upon receipt of the licence application referral. Based on its review and evaluation process, the LCRB will determine whether to issue the licence or not. The applicant will also be required to apply for a development permit amendment and building permit, to make the necessary changes to the building and property to accommodate the cannabis retail store.

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

Proposed Amendment to Council Policy C108

If this application is approved, it 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 additional stores (see red areas in Figure 3). As described in the staff report presented at the March 5 Council Meeting, if this application is 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 3) 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.

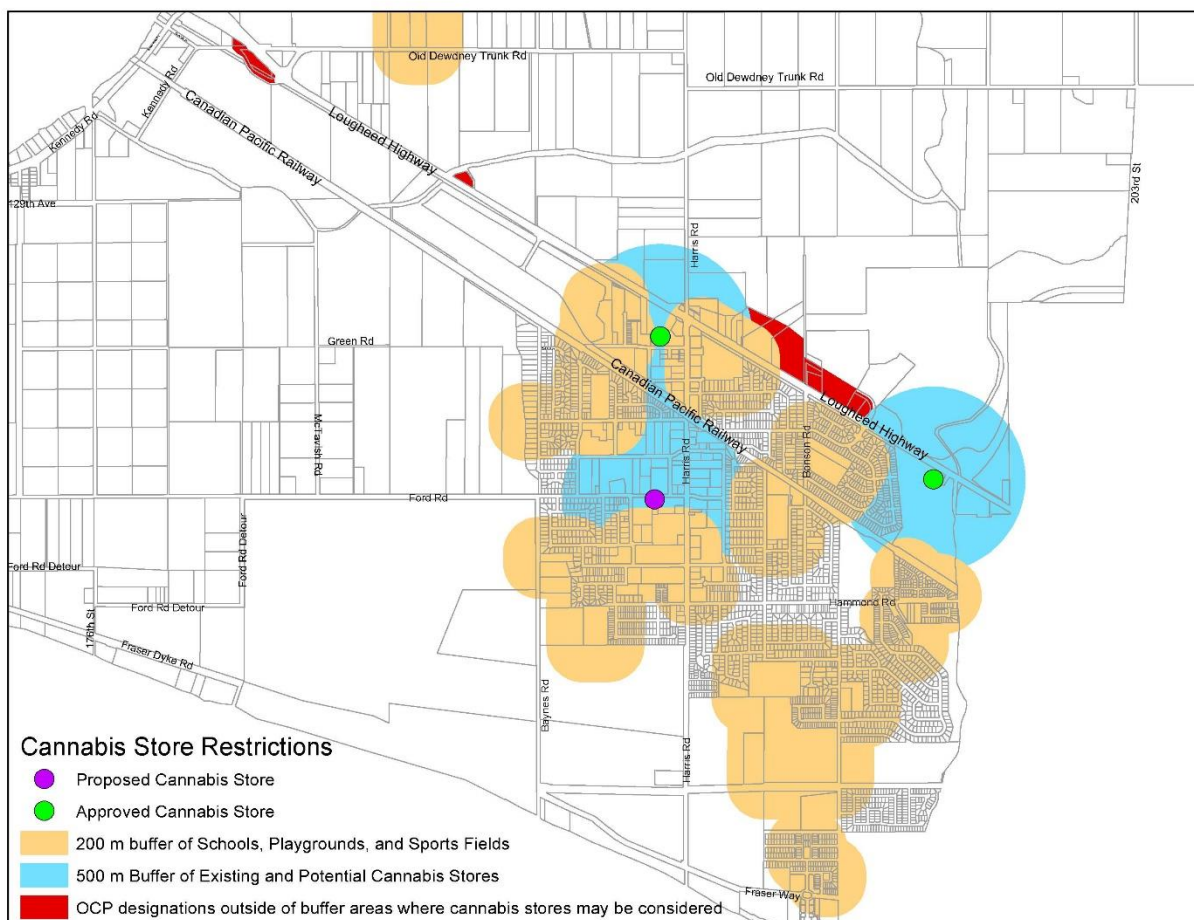


Figure 3: Areas where other cannabis retail stores could potentially locate, complying with Council Policy C108 distance criteria

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 was held on June 19, 2024. A development sign was posted on site. Scheduling of a public hearing is recommended.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

SIGN-OFFS

Written by:

Allison Dominelli,
Planner

Reviewed by:

Colin O’Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Development Information Meeting Summary²
- B. Zoning Text Amendment Bylaw No. 2994, 2024

² The 692 letters of support and email of opposition noted in the Summary are not included in the Attachment due to page length. Copies are available upon request.