

STAFF REPORT TO COUNCIL

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DATE: August 18, 2021

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Acting Director of Planning and Development Services

SUBJECT: Cannabis Licence Application No. CN000019

Applicant: A&P Thun Holdings Ltd., Inc. No. #223995 and Suki Holdings Ltd., Inc. No. #196129
Location: 1724 Strathcona Avenue

ATTACHMENT(S): Location and Existing Zoning Map
Liquor and Cannabis Regulation Branch Approval
Letter of Support

RECOMMENDATION(S):

THAT Council:

1. CONFIRMS that its comments on the Liquor and Cannabis Regulation Branch's prescribed considerations are as set out in the report dated August 18, 2021, from Deanna Wasnik, Acting Director of Planning and Development Services, for Cannabis Licence Application No. CN000019;
2. CONFIRMS the methods used to gather the views of potentially affected property owners were in accordance with Section 4: Public Consultation of the City of Prince George Liquor and Cannabis Licensing Policy and that the views of affected residents are as summarized in the minutes of the Council Meeting held on September 20, 2021; and
3. SUPPORTS the approval of the Cannabis Licence Application to allow the retail of cannabis for Cosmic Cannabis located at 1724 Strathcona Avenue subject to the approval of Temporary Use Permit Application No. TU000069, for the following reasons:

This application is not expected to have a negative impact on the community or produce any significant negative land use impacts on adjacent properties.

PURPOSE:

The purpose of this report is to facilitate the issuance of a Cannabis Licence for the non-medical retail sale of cannabis for the subject property located at 1724 Strathcona Avenue. The applicant has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a non-medical cannabis retail store and has successfully completed the LCRB's required financial integrity check and security screening. The applicant has subsequently applied to the City for a Cannabis Licence at the subject property.

Background

Site Characteristics

Location	1724 Strathcona Ave
Legal Description	Lot A, District Lot 777, Cariboo District, Plan 22542; and Lot 12, Block H, District Lot 777, Cariboo District, Plan 5566
Current Use	Local Commercial Strip Mall (First Litre Sports Pub)
Site Area	2,405 m ² (0.59 acres)
Zoning	C4 & C4I: Local Commercial

Liquor and Cannabis Licence Policy

Type of Licence	Cannabis Retail Licence
Hours of Service	Monday to Sunday 9:00 am to 11:00 pm

Concurrent Applications

Temporary Use Permit Application No. TU000069: The Cannabis Licence Application No. CN000019 will be considered concurrently with Temporary Use Permit Application No. TU000069 to permit a Cannabis, Retail use on the subject property. It is recommended that City Council's support of the Cannabis Licence Application be subject to approval of the proposed Temporary Use Permit.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch

The LCRB is the provincial authority responsible for licensing non-medical cannabis private stores and monitoring the non-medical cannabis retail sector. The LCRB is regulated by the *Cannabis Control and Licensing Act* and *Cannabis Distribution Act*. All distribution licences are approved and issued by the LCRB. As indicated above, the applicant has completed the LCRB's required financial integrity check and security screening. As such, the applicant has submitted a Temporary Use Permit application and Retail, Cannabis Licence application to the City to facilitate the retail sale of cannabis on the subject property.

City of Prince George Liquor and Cannabis Licence Policy

The [City of Prince George Liquor and Cannabis Licensing Policy](#) (LCLP) establishes guidelines for the operation of licenced liquor establishments and cannabis retail stores within the City. The LCLP provides guidelines on hours of operation and location. Staff have evaluated the criteria outlined in the LCLP and have considered their relevance to this application, as noted below.

Hours of Liquor Service

The LCLP guidelines suggest hours for Retail, Cannabis uses be between 9:00 am and 11:00 pm. The applicant has proposed to operate 7 days a week, Monday to Sunday, 9:00 am to 11:00 pm.

The proposed cannabis retail store hours are consistent with the LCLP.

Location of Establishment

The subject property is bound by Strathcona Avenue (South), Tamarack Street (East) and Upland Street (West). The property is well established as a local commercial strip mall that includes Retail, General (grocery) and Retail, Liquor.

Across Strathcona Avenue, approximately 20 m from the subject property, is the Child Development Centre. The Executive Director of the Child Development Centre has provided a letter of support for the proposed Retail,

Cannabis, see attached letter of support. The nearest school, Nusdeh Yoh Elementary, is approximately 250 m from the subject property and there are approximately six parks and open spaces within 500 m.

As the subject property is within an established local commercial mall, Administration does not foresee any negative impacts relating to the location of the proposed cannabis retail store. Surrounding uses are summarized in the table below.

Surrounding Land Use Table

North	Residential
South	Strathcona Avenue; Child Development Centre
East	Tamarack Street; Residential
West	Upland Street; Residential

Community Impacts

Proliferation of Uses

The LCLP recommends a minimum separation of 1.6 km between Retail, Cannabis uses outside of the downtown. There is currently an existing Retail, Cannabis use located approximately 800 m north (Zagas Hemp Shop) and one located approximately 1 km south (BC Cannabis Store, Pine Centre) of the subject property. As previously indicated, this application is being considered with a Temporary Use Permit. Allowing the use under a Temporary Use Permit will allow Administration to assess any negative impacts regarding proximity to existing Retail, Cannabis locations.

Noise

As the subject property is within an established local commercial mall, the addition of a cannabis retail store is not anticipated to create noise out of character with the existing commercial uses.

Parking and Traffic

Onsite parking is available to accommodate parking and traffic circulation for the site. The proposed Retail, Cannabis use is not expected to produce additional parking or traffic concerns as it is consistent with the existing commercial uses occurring on the subject property and throughout the surrounding neighbourhood.

Administration supports this application as the proposed cannabis licence is consistent with LCLP direction.

Referrals

This application was referred to internal City divisions and external agencies. The RCMP did not raise any concerns with the proposed Retail, Cannabis use as there are no similar business in the immediate area. The Temporary Use Permit will allow the use to occur on a temporary basis and impacts can be assessed prior to the applicant applying to rezone on a permanent basis.

Council Procedures during COVID -19

As a result of the COVID-19 pandemic and the Ministerial Order issued under the *Emergency Program Act*, City Council at their meeting held April 6, 2020 passed a resolution to waive public hearings for permit applications and certain bylaws where such hearings are not required.

As per the requirements set out in the *Cannabis Control and Licensing Act*, City Council will receive written submissions in response to the public notice for this application. The City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application and publish this notice in accordance with the *City's Liquor and Cannabis Licensing Policy*.

Written submissions received in response to the public notice for this application will be provided to Council for consideration at the time the application is being considered. Submissions received after the meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

ALTERNATIVES:

1. Approve the resolution
2. Approve the resolution as amended
3. Refuse the resolution
4. Defer or otherwise deal with the resolution

Administration recommends that Council approve the resolution as written in the recommendation.

SUMMARY AND CONCLUSION:

The applicant has applied for a Retail, Cannabis Licence for the subject property located 1724 Strathcona Avenue. Administration recommends that Council approve the recommendation and forward it to the LCRB as the application is consistent with the LCLP.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Acting Director of Planning and Development Services

PREPARED BY: Kali Holahan, Planner

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2021/09/20