

STAFF REPORT TO COUNCIL

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DATE: October 9, 2019

TO: **MAYOR AND COUNCIL**

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Cannabis License Application No. CN000007

Applicant: Cariboo Cannabis for 0829328 BC Ltd., Inc. No. BC0829328
 Location: 100 Tabor Blvd.

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" Resolution for CN000007
- Liquor and Cannabis Regulation Branch Approval
- Supporting Document(s)

RECOMMENDATION(S):

THAT Council APPROVE the resolution attached as Appendix "A" to the report dated October 9, 2019 from the General Manager of Planning and Development titled "Cannabis License Application No. CN000007".

PURPOSE:

The purpose of this report is to facilitate the issuance of a Retail, Cannabis License for the subject property located at 100 Tabor Blvd. 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 License at the subject property.

Background

Site Characteristics

Location	100 Tabor Blvd.
Legal Description	Lot A, District Lot 1427, Cariboo District, Plan 20420
Site Area	1.0 ha (2.5 acres)
Current Use	Local Commercial Strip Mall
Zoning	C4I: Local Commercial

Liquor and Cannabis License Policy

Type of License	Cannabis License
Location	Minimum separation of 1.6 km
Hours of Service	Monday to Sunday: 9:00 am to 11:00 pm

Temporary Use Permit Application No. TU000052

The applicant has applied for a Temporary Use Permit to allow Retail, Cannabis use on subject property located at 100 Tabor Blvd. The applicant has successfully completed the LCRB's required financial integrity check and security screening for a non-medical cannabis retail store. The Staff Report to Council for Temporary Use Permit Application No. TU000052 will be considered concurrently.

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 licenses 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 License application to the City to facilitate the retail sale of cannabis on the subject property.

City of Prince George Liquor and Cannabis License Policy

The City of Prince George Liquor and Cannabis Licensing Policy (LCLP) establishes guidelines for the operation of licensed 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 Retail, Cannabis store hours are consistent with the LCLP.

Location of Establishment

The proposed cannabis retail store will reside within units 202 and 204 of the mall complex located at 100 Tabor Blvd. The subject property is designated as Neighbourhood Corridor and Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Corridor designation is intended to provide local commercial retail opportunities to draw residents from surrounding neighbourhoods. The table below summarizes surrounding land uses.

Surrounding Land Use

North	1 st Avenue; Multiple Residential
South	Zion Lutheran Church
East	Park; Two-Unit Residential
West	Tabor Blvd; Multiple Residential

The subject property is approximately 500 m from Heritage Elementary School and DP Todd Secondary School; and within one (1) kilometre of the Rocky Mountain Rangers (formerly Meadow Elementary School), Quinson Elementary School, École Lac Des Bois, and approximately a dozen parks and open spaces.

Community Impacts

The impacts of the proposed Retail, Cannabis use on the surrounding properties is unknown. As such, Administration is supportive of this use operating under a Temporary Use Permit (Application No. TU000052) to allow Administration an opportunity to evaluate the extent of any impacts that may occur as a result of a Retail, Cannabis use. Administration has considered the following:

Proliferation of Uses

As previously stated, the OCP identifies Neighbourhood Corridors to provide local commercial retail opportunities to draw residents from surrounding neighbourhoods. The LCLP recommends a minimum separation of 1.6 km between cannabis retail uses outside of the downtown. There is currently no Retail, Cannabis uses within 1.6 km of the subject property.

Noise

The subject property is bordered by 1st Avenue to the north, two-unit residential and open space to the east, a laneway and Zion Lutheran Church to the south, and Tabor Blvd to the west. The subject property is fenced along the east and south providing a barrier between surrounding land uses. It is not anticipated that a Retail, Cannabis use will disrupt surrounding uses through increased noise.

Parking and Traffic

Onsite parking is available to accommodate parking and traffic circulation for the existing local commercial strip mall. The site is accessed from both Tabor Blvd and 1st Avenue and, as such, potential access and egress conflicts to the site are mitigated. Additionally, the existing commercial retail tenancies operate individually, offering varying business hours, further mitigating potential parking and traffic conflicts.

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

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. The RCMP did not provide comment to this specific application. However, through previous land use applications for cannabis retail use the RCMP has expressed concern with respect to this type of use, and the concentration of the use in any one area of the city.

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 attached as Appendix "A".

SUMMARY AND CONCLUSION:

The applicant has applied for a Cannabis Retail License for the subject property located at 100 Tabor Blvd. Administration recommends that Council approve the resolution attached as Appendix "A" and forward it to the LCRB as the application is consistent with the OCP and LCLP.

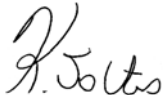
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Kali Holahan, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: November 4, 2019