

STAFF REPORT TO COUNCIL

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DATE: September 28, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Rezoning Amendment Application No. RZ100675 (Bylaw No. 9149)

Applicant: Access Engineering Consultants Ltd. for Brookwood Properties Inc., Inc.
No. 762283
Location: 2626 Vance Road

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9149
Supporting Documents

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9149, 2020".

PURPOSE:

The applicant has applied to rezone the subject property from C6I: Highway Commercial to C6Ic: Highway Commercial to facilitate the retail sale of cannabis on 2626 Vance Road (subject property). The addition of the "c" to the C6I zoning designation allows "Retail, Cannabis" as a permitted use on the subject property as shown on Appendix "A" to Bylaw No. 9149. The applicant is proposing to locate the retail cannabis store within a portion of an existing building that contains a retail liquor store (Costless Liquor) and Custom Car & Audio.

Site Characteristics

Location	2626 Vance Road
Legal Description	Lot A, District Lot 1432, Cariboo District, Plan 26796
Current Use	C6I: Highway Commercial uses (Costless Liquor, Custom Car & Audio)
Site Area	4,319. 6 m ²
Growth Management Class	Infill
Future Land Use	Business District, Regional Commercial

Zoning (see Appendix "A" to Bylaw No. 9149)

Current Zoning	C6I: Highway Commercial
Proposed Zoning	C6Ic: Highway Commercial

Surrounding Land Use Table

North	Undeveloped C5: Visitor Commercial zoned property and Z3: Retail & Warehouse Sales (Costco Wholesale)
South	Vance Road and C6: Highway Commercial (Harley Davidson of Prince George) and RS2: Single Residential uses.
East	C3: Neighbourhood Commercial (Jysk Linen and Furniture; Best Buy Canada and vacant retail space)
West	Wiebe Road; RM3: Multiple Residential and RS2: Single Residential uses.

Relevant Applications

Cannabis License Application No. CN000014: The applicant has applied for a Retail Cannabis License for the subject property. The applicant has successfully completed the Liquor and Cannabis Regulation Branch (LCRB) required security screening and financial integrity check for a non-medical cannabis retail store. The Report to Council for CN000014 will be considered at the same council meeting as council consideration of third reading of Bylaw No. 9149, 2020 in connection with Rezoning Application No. RZ100675.

POLICY / REGULATORY ANALYSIS:

Liquor and Cannabis Regulation Branch (LCRB)

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. The applicant has completed the LCRB’s required financial integrity check and security screening. As such, the applicant has submitted a Rezoning 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 Policy (LCLP)

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

Official Community Plan

Future Land Use

The subject property is designated as ‘Business District, Regional Commercial’ in Schedule B-6: Future Land Use of the Official Community Plan. The Regional Commercial designation focuses on regional retail activity, with generally very large-scale retail and auto-orientated shops. This designation indicates the City should set regional nodes as the sole location for large-format retail stores greater than 5,500 m² in size (policy 8.3.68). The City should also permit a full range of retail and service commercial uses including supermarkets, department stores, apparel, home furnishings, drug and cosmetics and other general merchandise stores, smaller scale retail and personal services (Policy 8.3.69).

The applicant’s proposal is consistent with the Business District, Regional Commercial designation, as the proposed retail space is approximately 237 m² in size within a building footprint of 1,553.37 m². As indicated previously, the Regional Commercial designation supports larger retail spaces to a max of 5,500 m². The subject property is also located at a regional node along the Highway 16 West corridor, the proposed retail use and building size is consistent with this designation.

Administration supports this rezoning application, as it is consistent with the OCP Policy.

Zoning Bylaw

The subject property is zoned as C6I: Highway Commercial. The purpose of this zone is to provide for uses appropriate for some highway locations. The “I” permits a liquor establishment, minor use (pub) and retail liquor on the subject property. The building on the subject property consists of two retail spaces, that are currently occupied by Costless Liquor and Custom Car & Audio.

The applicant has applied to rezone the property from C6I: Highway Commercial to C6Ic: Highway Commercial. The addition of the “c” would permit retail cannabis on the subject property, in addition to liquor primary establishment, minor and retail, liquor uses.

The land use impacts that are considered with respect to a cannabis retail application include location of the establishment, community impacts, proximity and over proliferation of use, adjacent land uses, parking and traffic, and hours of service.

Land Use Impacts

Location of Establishment

The proposed cannabis retail store will be located within an existing building within the Brookwood Plaza Mall. Adjacent to the existing building is one additional commercial building (Jysk Linen and Furniture, Best Buy Canada and vacant retail space). The existing building is bound by onsite surface parking (east), Wiebe Road (west) and Vance Road (south).

Further to this, the proposed cannabis retail store is approximately 378.0 m from Peden Hill Elementary School and the John McInnis Centre for Learning Alternatives. The proposed cannabis retail store is approximately 20.0 m from the nearest residential and multiple residential area located along Wiebe Road and Vance Road (west and south).

Community Impacts

The site has ample on-site parking to accommodate vehicles, and the orientation of the building faces the parking area and Highway 16 (east). Additionally, the main access to the proposed cannabis retail will not be visible to the residential area. Therefore, the cannabis store is not expected to have adverse impacts on the surrounding properties or neighbourhood.

Proliferation of Uses

The City of Prince George LCLP recommends a minimum separation of 1.6 km between cannabis retail uses. The closest cannabis retail use is the BC Cannabis store at Pine Centre Mall and the private retail cannabis stores at 5787 Albert Place and 3300 Massey Drive, with each establishment approximately 1.6 km away from the proposed location. The BC Cannabis store is the only store in operation at the time of writing this report.

Parking and Traffic

Onsite parking is available to accommodate parking and traffic circulation to and from the site for the proposed retail cannabis store. Wiebe and Vance Road are designated as ‘Major Collectors’ which are intended for the movement of people and goods between local roads and the arterial road network, while providing some degree of access to adjacent properties. The proposed retail use is consistent with the road designation to accommodate the traffic to and from the subject property.

Hours of Service

The applicant has proposed to operation 7 days a week, Monday to Sunday 9:00 am to 11:00 pm. The proposed hours align with the recommended house of service specified by the Liquor and Cannabis Regulation Branch (LCRB) and the City of Prince George Liquor and Cannabis Licensing Policy (LCLP).

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City Divisions and external agencies for comment.

Ministry of Transportation and Infrastructure

As per Section 52 of the *Transportation Act*, Bylaw No. 9149, 2020 requires Ministry of Transportation and Infrastructures approval prior to Final Reading.

ALTERNATIVES:

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

Administration recommends that Bylaw No. 9149, 2020 be approved

SUMMARY AND CONCLUSION:

The applicant has applied to rezone the subject property from C6I: Highway Commercial to C6Ic: Highway Commercial to facilitate a retail cannabis store on 2626 Vance Road (subject property). Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Melissa Nitz, Planner

APPROVED:

Walter Babicz, Acting City Manager

Meeting Date: 2020/10/19