

STAFF REPORT TO COUNCIL

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DATE: October 20, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, Acting Deputy City Manager

SUBJECT: Cannabis License Application No. CN000014

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

ATTACHMENT(S): Location and Existing Zoning Map
Liquor and Cannabis Regulation Branch Approval
Supporting Documents

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 October 20, 2020 from Ian Wells, Acting Deputy City Manager, for Cannabis License Application No. CN000014;
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 November 9, 2020; and
3. SUPPORTS the approval of the Cannabis License Application No. CN000014 to allow the non-medical retail sale of cannabis for MJB Cannabis at 2626 Vance Road subject to the adoption of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9149, 2020" for the following reasons:
 - a. 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 License for the non-medical retail sale of cannabis for the subject property located at 2626 Vance Road. 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	2626 Vance Road
Legal Description	Lot A, District Lot 1432, Cariboo District, Plan 26796

Current Use	Commercial
Site Area	4,319.6 m ²
Zoning	C6I: Highway Commercial

Liquor and Cannabis License Policy

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

Relevant Application

Rezoning Application No. RZ100675: The applicant has applied for a Rezoning to allow a retail, cannabis use on the subject property. Council approved 1st and 2nd Reading of Bylaw No. 9149 on October 19, 2020. The Report to Council for RZ100675 will be considered concurrently with Cannabis License application No. CN000014.

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 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 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 cannabis retail store hours are consistent with the LCLP.

Location of Establishment

The proposed cannabis retail store will be located within an existing building at 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 on-site 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).

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.
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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.

Referrals

This application was referred to internal City divisions and external agencies with no outstanding concerns.

Notification to Adjacent Property Owners

As per the requirements set out in the *Local Government Act*, the City of Prince George will provide a delivery of notice to adjacent property owners whose interests may be affected by this license.

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 Cannabis Retail License for the subject property located at 2626 Vance Road. Administration recommends that Council approve the recommendation and forward it to the LCRB as the application is consistent with the OCP and LCLP.

RESPECTFULLY SUBMITTED:

Ian Wells, Acting Deputy City Manager

PREPARED BY: Melissa Nitz, Planner 1

APPROVED:

Walter Babicz, Acting City Manager
Meeting Date: 2020/11/09