

STAFF REPORT TO COUNCIL

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DATE: May 21, 2019

TO: **MAYOR AND COUNCIL**

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

SUBJECT: Cannabis License Application No. CN000003

Applicant: Zaga’s Enterprises Ltd. for Redwood Square Ltd., Inc. No. 549030
 Location: 1543 Victoria Street

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix “A” Resolution for CN000003
- Letter of Intent from the Applicant
- PowerPoint Presentation from the Applicant
- Liquor and Cannabis Regulation Branch Approval

RECOMMENDATION(S):

THAT Council APPROVE the resolution attached as Appendix “A” to the report dated May 21, 2019 from the General Manager of Planning and Development titled “Cannabis License Application No. CN000003”.

PURPOSE:

The purpose of this report is to facilitate the issuance of a Retail, Cannabis License for the property located at 1543 Victoria Street. 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	1543 Victoria Street
Legal Description	Lot 1, District Lot 343, Cariboo District, Plan 22956
Site Area	3205 m ²
Current Use	Zagas Hemp Shop
Zoning	C2: Regional 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. TU000046

The applicant has applied for a Temporary Use Permit to allow Retail, Cannabis use on subject property located at 1543 Victoria Street. The applicant has successfully completed the LCRB’s required financial integrity check and security screening for a non-medical cannabis retail store.

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, 9:30 am to 9:00 pm. The proposed Retail, Cannabis store hours are consistent with LCLP.

Location of Establishment

The subject property is located at 1543 Victoria Street and is bordered by Redwood Street, 15th Avenue, Victoria Street and a surface parking lot. The proposed location for the retail, cannabis store is within the existing Zagas Hemp Shop, situated in a multiple tenancy building in the Redwood Square. The building is shared by Zagas Hemp Shop; Northwest MedPure Natural Pharmacy; Dr. Terrance C Warawa Chiropractic; D'Lano's Family Restaurant; and West Coast Vape.

The table below summarizes the surrounding land uses.

Surrounding Land Use

North	15th Avenue; Parkwood Place
South	Lordco Parts Ltd.
East	Victoria Street; North Star Inn and Suites
West	Redwood Street; Value Village

The subject property is located approximately 200 metres from Ron Brent Elementary School and is within one (1) kilometre of Duchess Park Secondary School, Canada Games Plaza, Veterans Plaza, and Connaught Hill Park.

The Downtown is within close proximity of the subject property, and is comprised of a number of uses including health services, social services, restaurants, office, and retail.

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. TU000046) to allow administration an opportunity to learn and evaluate the extent of any impacts that may occur as a result of a Retail, Cannabis use being within certain areas of the community (i.e. Downtown). Administration has considered the following:

Proliferation of Uses

The LCLP recommends a minimum separation of 1.6 km between cannabis retail uses outside of the downtown. There is currently one (1) Retail, Cannabis use that has been approved by Council (421 George Street) located approximately 1.2 km from the subject property.

Noise

The subject property is located within a commercial block that currently accommodates a variety of commercial uses. It is bound by Redwood Street, 15th Avenue, Victoria Street and a surface parking lot. It is not anticipated that a Retail, Cannabis use will disrupt surrounding uses through increased noise.

Parking and Traffic

There is an onsite parking lot, and off street parking is available along Redwood and Victoria Street to accommodate parking. The site can be accessed from both Victoria Street and Redwood Street.

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 has indicated an overall concern with cannabis retail being located on the periphery of the Downtown area.

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 attached as Appendix "A".

SUMMARY AND CONCLUSION:

The applicant has applied for a Cannabis Retail License for the subject property located at 1543 Victoria Street. 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.

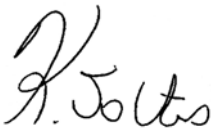
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:



Kathleen Soltis, City Manager
Meeting date: June 10, 2019