

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. CN000005

Applicant: Justin Mousseau and Ted Brown for Susan Kuharski
 Location: 484 Douglas Street

ATTACHMENT(S):

- Location and Existing Zoning Map
- Appendix "A" Resolution for CN000005
- Letter of Intent from the Applicant
- Letters of Support
- 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. CN000005".

PURPOSE:

The purpose of this report is to facilitate the issuance of a Retail, Cannabis License for the property located at 484 Douglas 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	484 Douglas Street
Legal Description	Parcel 1, District Lot 937, Cariboo District, Plan 31125
Site Area	2079 m ²
Current Use	Multiple Tenancy Building – Spice of Life (Restaurant), Claude's Barber Shop, vacant (proposed retail, Cannabis location)
Zoning	C4: 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. TU000048

The applicant has applied for a Temporary Use Permit to allow Retail, Cannabis use on subject property located at 484 Douglas 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, 9:00 am to 11:00 pm. The proposed Retail, Cannabis store hours are consistent with LCLP.

Location of Establishment

The subject property is located at 484 Douglas Street and is bordered by a laneway (east), 5th Avenue (south), Douglas Street (west) and the BX cold Beer & Wine Store parking area (north). The proposed location for the retail, cannabis store is within an existing building, which is occupied by multiple commercial-related tenants (e.g. Claude Barber Shop, and the Spice of Life).

The table below summarizes the surrounding land uses.

Surrounding Land Use

North	BX Cold Beer & Wine Store
South	5th Avenue; Vacant Lot
East	Lane; Service Station; Office
West	Douglas Street; Residential

The subject property is located approximately 422 metres from the Central Fort George Traditional School, 316 metres from the First Baptist Church, 453 metres from Watrous Park, 557 meters from Harper Park, 200 metres from the Moose Family Centre, and 204 metres from the Alano Society.

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. TU000048) 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. 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 are no Retail, Cannabis uses within 1.6 km of the subject property.

Noise

The subject property is located within a commercial block intended to accommodate a variety of commercial uses. It is bound by Douglas Street, 5th Avenue, BX Cold Beer & Wine Store and a lane. It is not anticipated that a Retail, Cannabis use will disrupt surrounding uses through increased noise.

Parking and Traffic

The location provides adequate onsite parking and access is available off of Douglas Street and 15th Avenue.

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 support of a retail, cannabis use at this location.

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 484 Douglas 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.

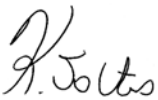
RESPECTFULLY SUBMITTED:



Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:



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