



TA21-0016 Z21-0092 1604-1620 Powick Road

Text Amendment and Rezoning Application



Proposal

- ▶ To consider a site-specific text amendment to allow for a retail cannabis sales establishment within 500 metres of other another property zoned for retail cannabis sales and within 500 metres of a middle or secondary school and to consider an application to rezone the subject property from the C₄ – Urban Centre Commercial zone to the C₄rcs – Urban Commercial (Retail Cannabis Sales) zone.

Development Process

Sept 9, 2021

Development Application Submitted

Staff Review & Circulation

Oct 13, 2021

Public Notification Received

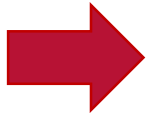
Nov 1, 2021

Initial Consideration

Public Hearing
Second, Third and Final Readings

Council
Approvals

Recommendation sent to LCRB
Building Permit



Context Map

Walk Score
73

Very Walkable

Most errands can be accomplished on foot.

Transit Score
44

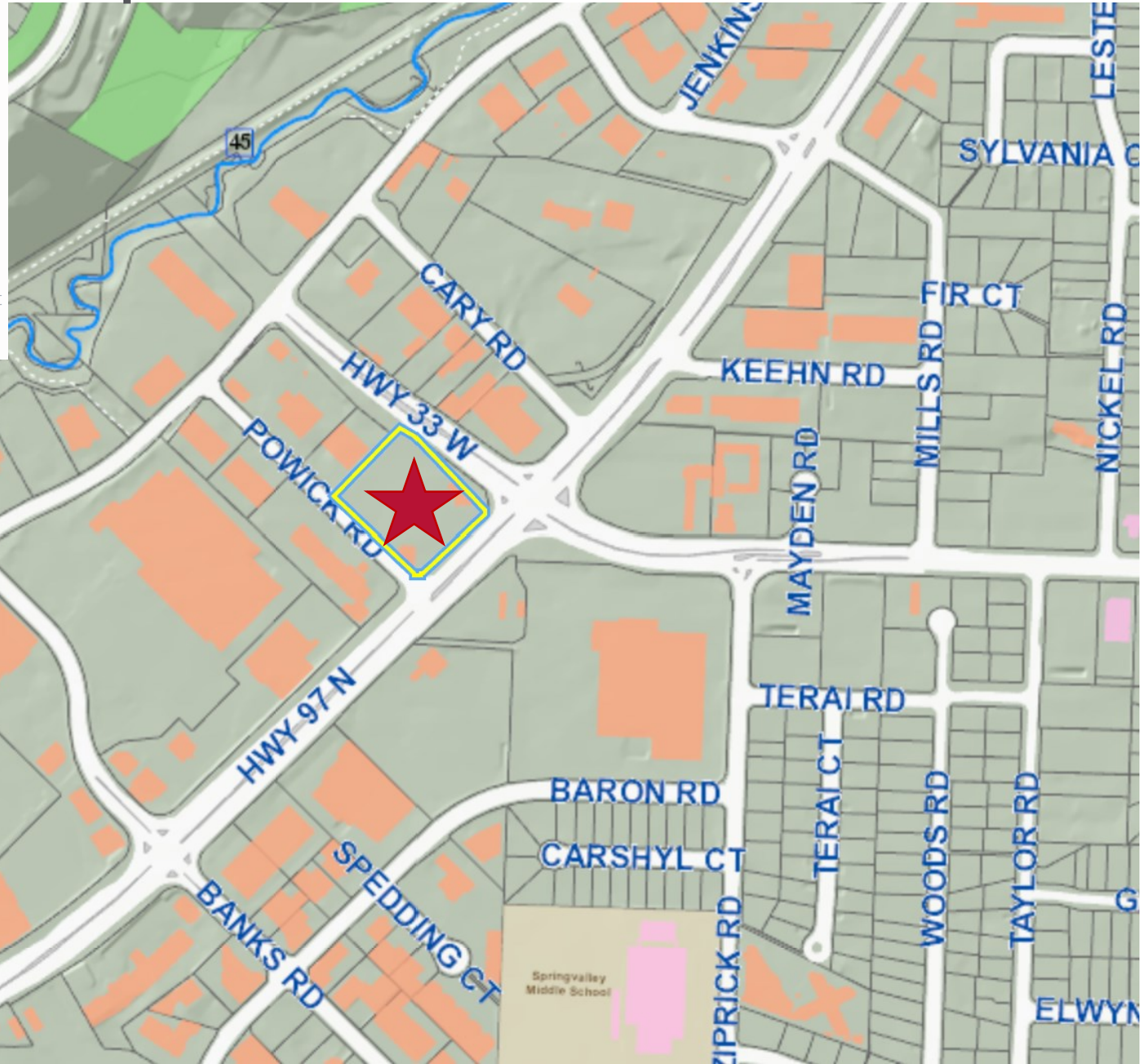
Some Transit

A few nearby public transportation options.

Bike Score
81

Very Bikeable

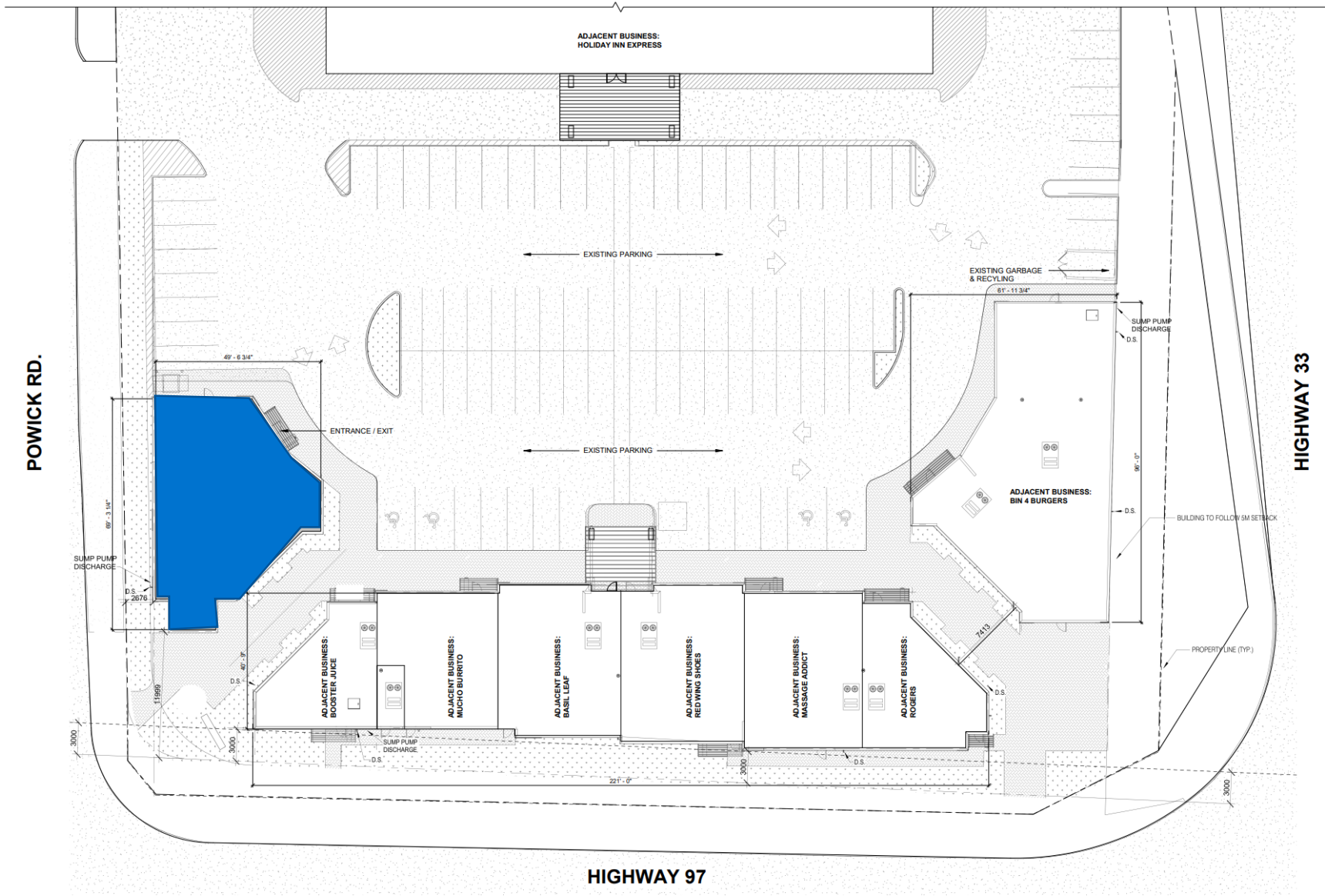
Biking is convenient for most trips.



Subject Property Map



Site Plan



Street View/Rendering



Signage has been digitally superimposed

Rezoning Application

- ▶ Application to rezone:
 - ▶ From C₄ – Urban Centre Commercial zone
 - ▶ To C₄r_{cs} – Urban Centre Commercial (Retail Cannabis Sales) zone

Text Amendments

- ▶ To facilitate this application, site-specific text amendments are required:
 - ▶ within 500 metres of other retail cannabis sales establishments
 - ▶ 1675-1677 Commerce Avenue (+/- 424 metres)
 - ▶ within 500 metres of a middle or secondary school
 - ▶ (+/- 337 metres)

Text Amendments



Development Planning

- ▶ Text Amendment Applications
 - ▶ 500 m separation between retail cannabis stores
 - ▶ intended to prevent clustering of use
 - ▶ 500 m setback from Middle or Secondary Schools
 - ▶ intended to separate retail cannabis sales from potentially sensitive uses or user groups

Staff Recommendation

- ▶ Staff recommend **non-support** of the proposed rezoning and text amendment applications



Conclusion of Staff Remarks