



TA22-0001 Z22-0011

590 Hwy 33 W

Text Amendment and Rezoning Application



# Proposal

- ▶ To consider a staff recommendation to **NOT** support a site-specific text amendment to allow for a retail cannabis sales establishment within 500 metres of another property zoned for retail cannabis sales and to consider a staff recommendation to **NOT** support an application to rezone the subject property from the C4rls – Urban Centre Commercial (Retail Liquor Sales) zone to the C4rls/rcs – Urban Centre Commercial (Retail Liquor Sales/Retail Cannabis Sales) zone.

# Development Process

Feb 7, 2022

Development Application Submitted

Staff Review & Circulation

Mar 28, 2022

Public Notification Received

May 9, 2022

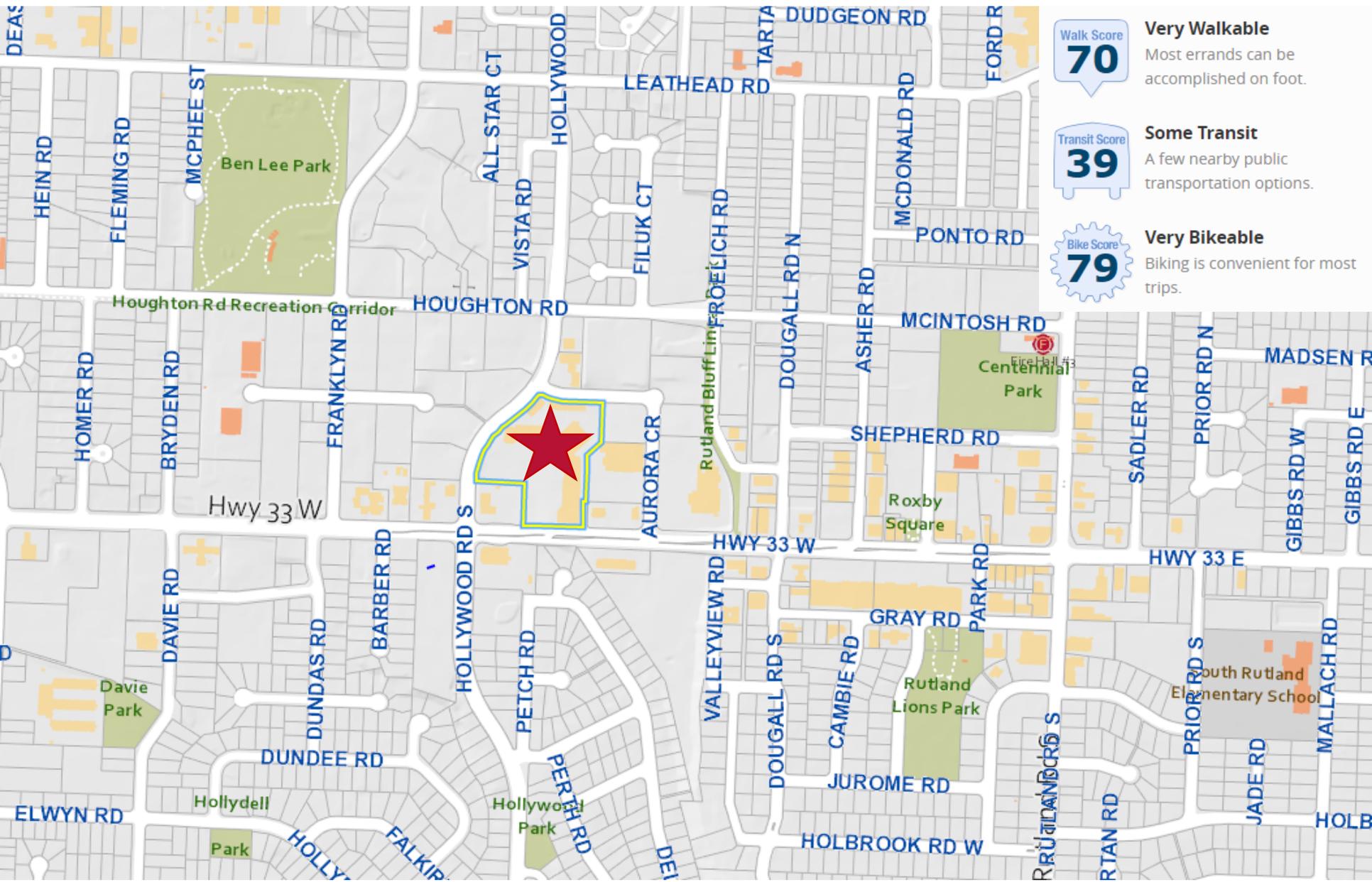
Initial Consideration

Public Hearing  
Second, Third and Final Readings

Recommendation sent to LCRB  
Building Permit

Council  
Approvals

# Context Map



Walk Score  
**70**

**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**39**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**79**

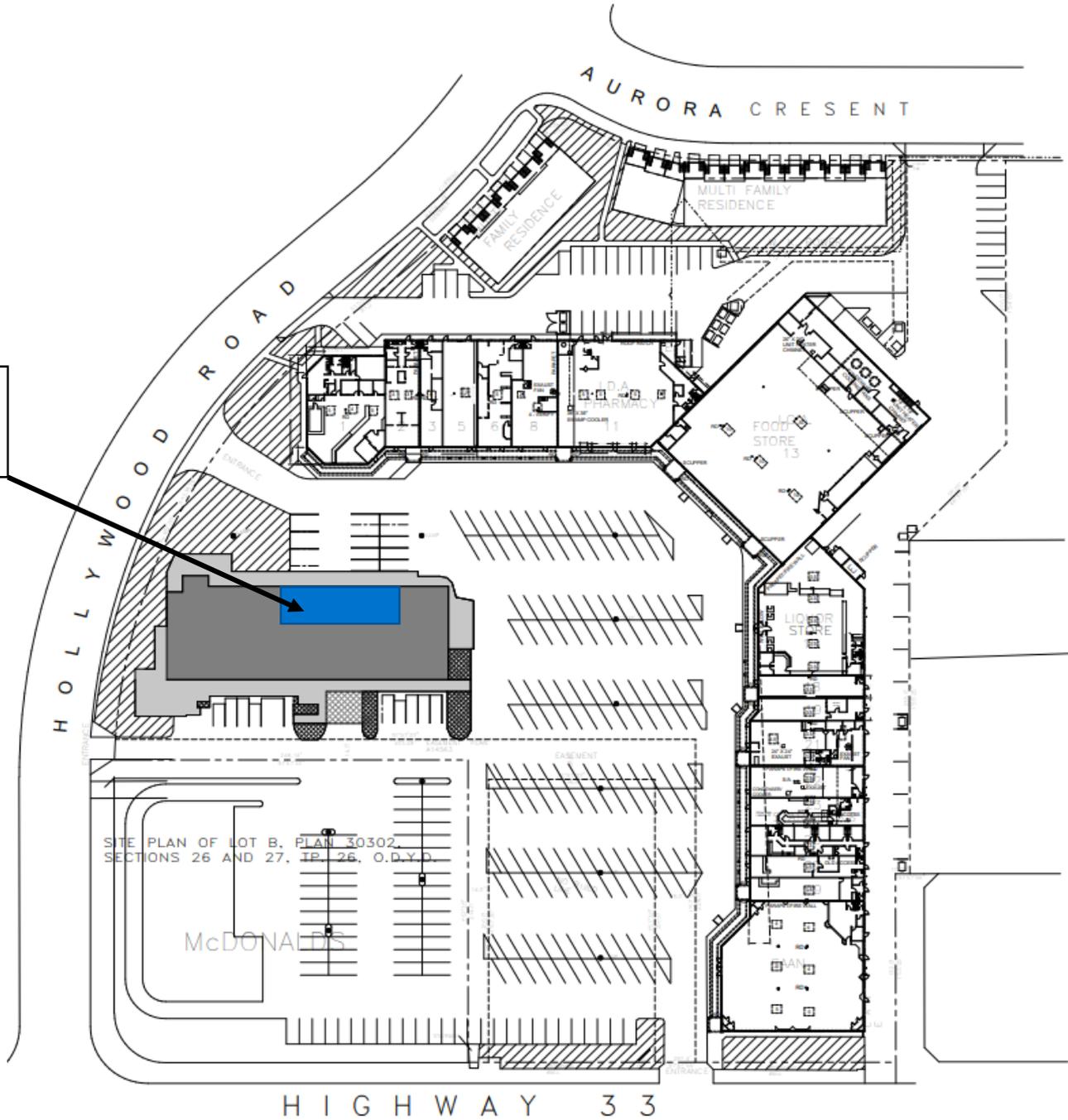
**Very Bikeable**  
Biking is convenient for most trips.

# Subject Property Map



# Site Plan

**PROPOSED STORE**



SITE PLAN OF LOT B, PLAN 30302,  
SECTIONS 26 AND 27, T.P. 26, O.D.Y.D.

McDONALD'S

H I G H W A Y 3 3

# Street View



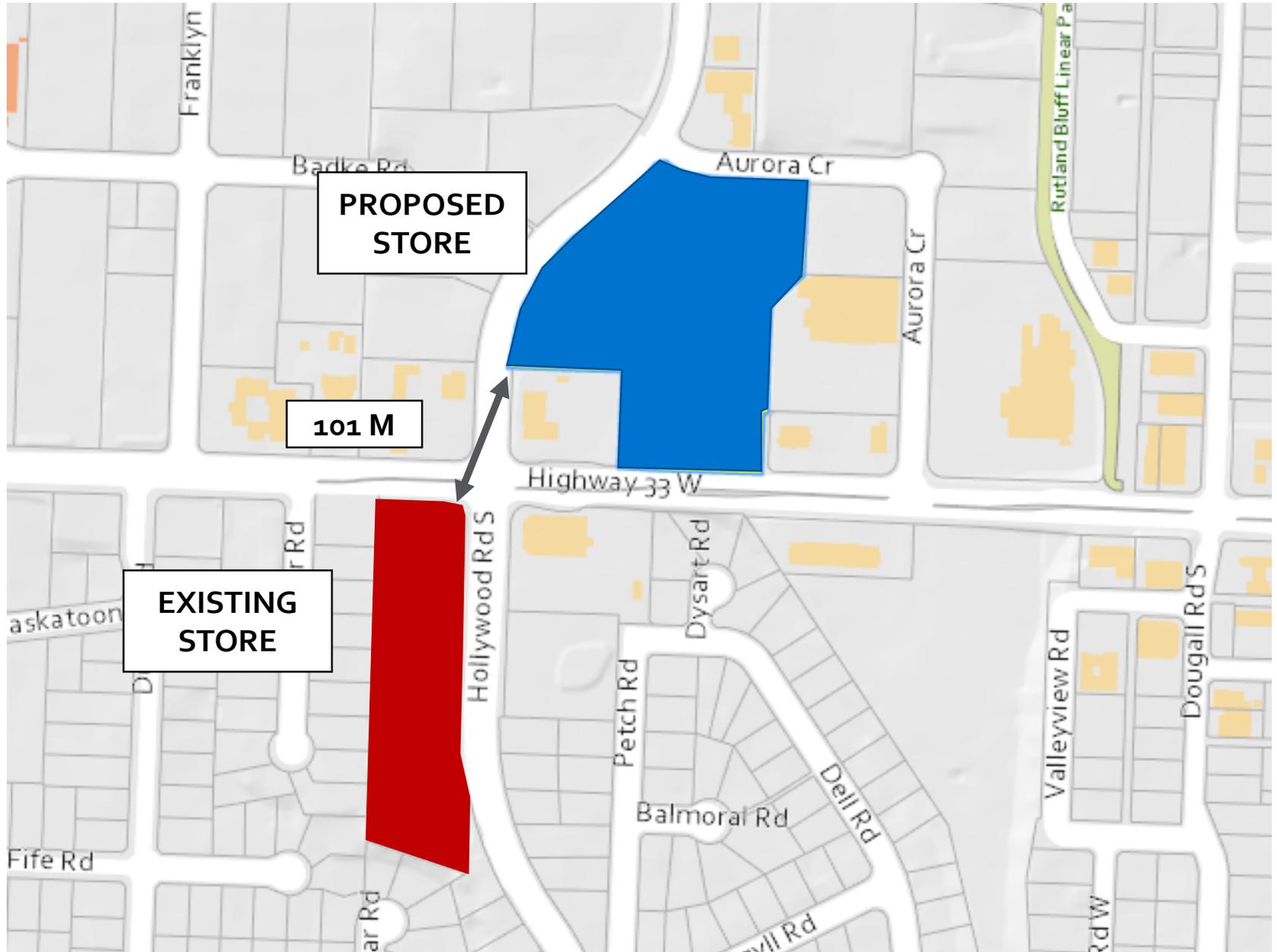
# Rezoning Application

- ▶ Application to rezone:
  - ▶ From C<sub>4</sub> – Urban Centre Commercial zone
  - ▶ To C<sub>4</sub>r<sub>cs</sub> – 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
    - ▶ 110-250 Hollywood Rd S (+/- 101 metres)

# Text Amendment



# Background

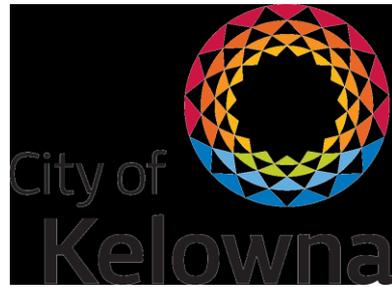
- ▶ Council has supported 24 rezoning applications for retail cannabis sales since subzone was created in 2019
  - ▶ 23 properties fully rezoned
  - ▶ 1 property currently at 3<sup>rd</sup> reading
- ▶ The LCRB has issued **18 licences** (*as of April 6, 2022*)
- ▶ Online sales also available through the Government BC Cannabis Stores

# Development Planning

- ▶ Text Amendment Application
  - ▶ 500 m separation between retail cannabis stores
    - ▶ intended to prevent clustering of use

# Staff Recommendation

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



## *Conclusion of Staff Remarks*