



Staff Report to Council

Planning and Development

FILE: 3360-20-2023-07

REPORT DATE: January 02, 2024

MEETING DATE:

January 09, 2024

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Rezoning Application to Permit a Cannabis Retail Store at 112 – 19150 Lougheed Highway

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2966, 2024, to permit a retail cannabis store at 112 – 19150 Lougheed Highway; AND
 - B. Direct staff to schedule a public hearing for an upcoming meeting of Council; OR
 - C. Other.
-

PURPOSE

To present a zoning bylaw amendment for consideration of first and second readings, which would permit a new retail cannabis store at 112 – 19150 Lougheed Hwy (PID: 013-391-640).

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

At the October 24, 2023 Meeting, Council considered this application and passed the following motion:

"Direct the applicant to host a Development Information Meeting regarding the application to permit retail cannabis sales at 112 – 19150 Lougheed Highway."

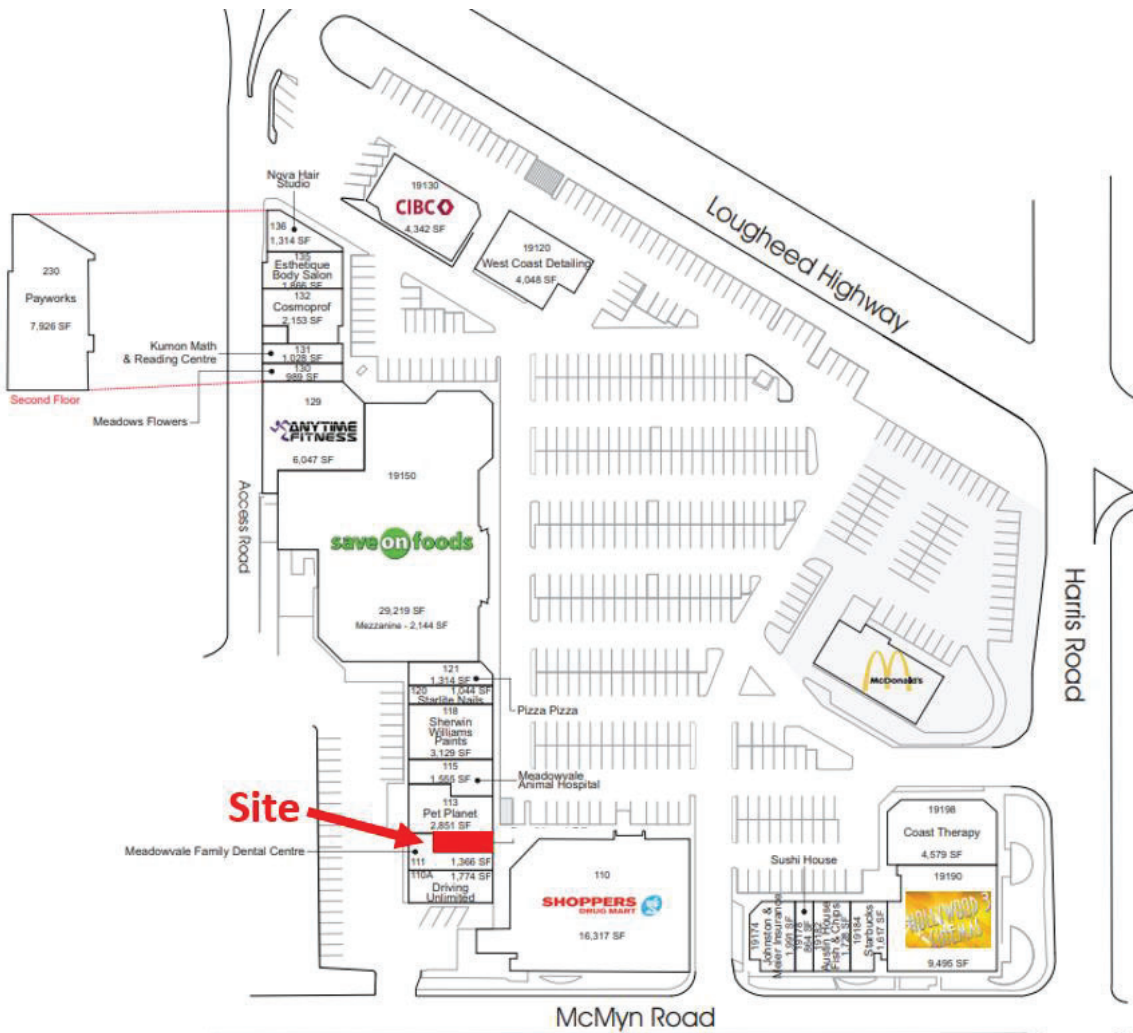


Figure 1: Proposed site

Relevant Policy, Bylaw or Legislation:

Council Policy C108 Cannabis Retail Stores outlines the process for cannabis retail stores to be able to operate in the city, and provides a framework to evaluate these applications. As detailed in the report received by Council on October 24, 2023, this application complies with the evaluation criteria in the policy.

The City's Zoning Bylaw currently prohibits the retail sales of cannabis in all zones. This application is for a site specific text amendment to permit cannabis retail sales at the subject location only.

Analysis:

Subsequent to the October 24, 2023 Council meeting, City staff received three phone calls from nearby residents who are opposed to the application due to concerns about smell, smoking on-site, and general opposition to cannabis. It is noted that on-site consumption of goods sold in the store is prohibited, as per the Liquor and Cannabis Regulation Branch (LCRB) regulations. Smoking is also prohibited in the store and the surrounding public areas, as per the City's Smoking Regulation Bylaw.

The City also received one letter of opposition, from the operators of the cannabis retail store that is approved to open in Meadowtown Centre, identifying concerns about the market viability of having more than one such store in the City.

Development Information Meeting

The applicant hosted a development information meeting on November 21, 2023 from 4-6 pm at the Lions Club (12479 Harris Road). Residents within 122 m of the proposed store were notified about the meeting, and advertisements placed in the local newspaper.

Four members of the public attended the meeting, all providing support for the application, citing the walkability of the store, central location, and appreciation for local ownership. A summary of the public engagement was provided by the applicant (see Attachment A).

Economic Development Advisory Committee

This application was considered by the Economic Development Advisory Committee (EDAC) at their meeting on November 30, 2023, where the following motion was passed:

"The Economic Development Advisory Committee endorses the rezoning application to permit a retail cannabis store at 112 – 19150 Lougheed Hwy."

The Committee also provided feedback regarding a potential cap on the number of cannabis retail stores in the urban area. Ultimately, members advised that a cap is not needed as the number of stores would likely be limited by the requirements of the City's Cannabis Retail Policy, as shown in Figure 2:

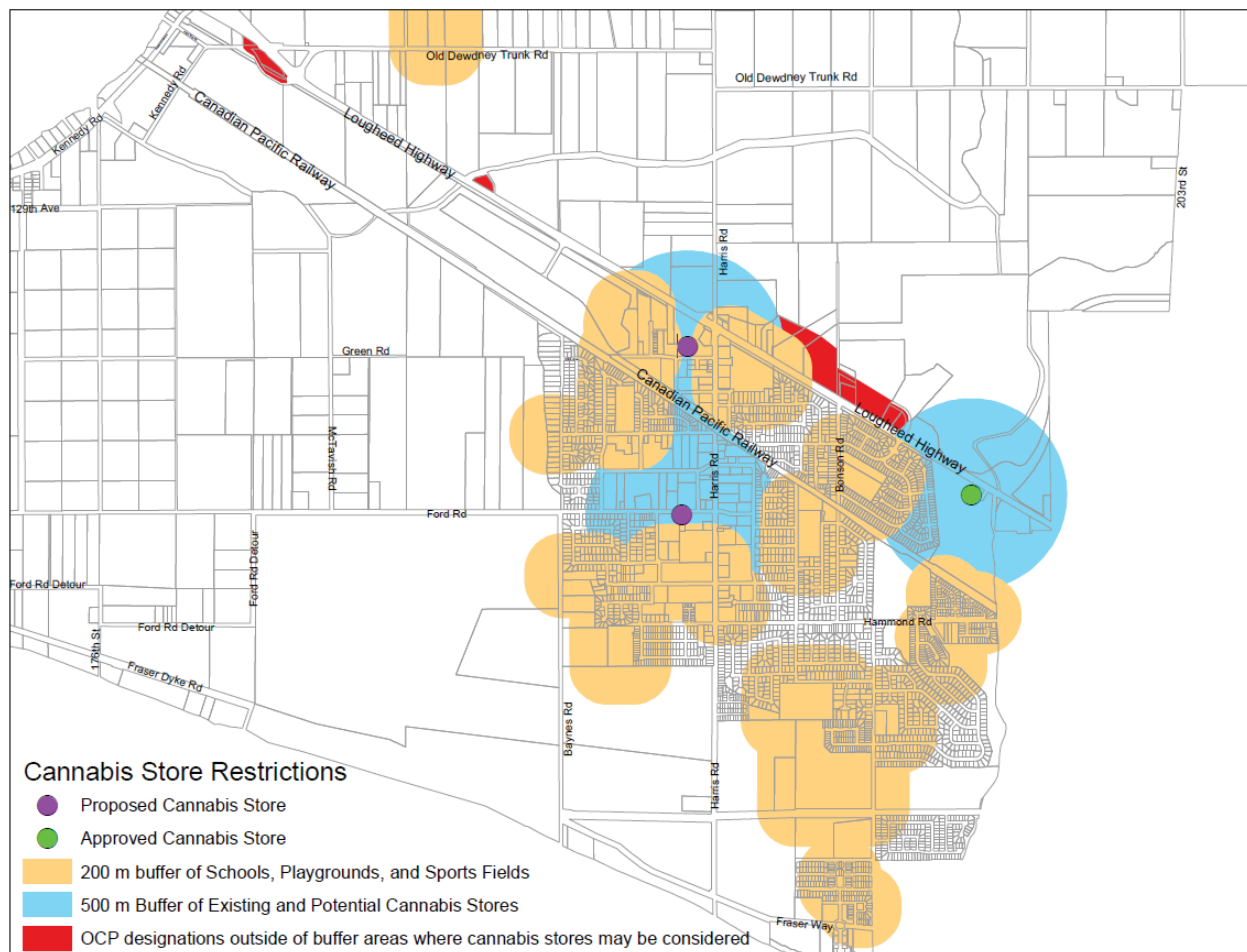


Figure 2: Council Policy C108 buffer criteria for cannabis retail store areas

Regardless of whether or not there is a maximum cap placed on the number of cannabis retail stores in the urban area, Council ultimately retains discretion on approval of such applications.

Next Steps

If 1st and 2nd readings to the attached zoning amendment bylaw (Attachment B) are granted, a public hearing will be scheduled for an upcoming Council meeting. A development sign has been posted on the site since November 28, 2023. A public hearing will provide an additional opportunity for public input and to gather the views of residents, as also required by the LCRB cannabis retail store licensing process.

Ultimately, if this rezoning application is approved, then a positive recommendation will be provided to the LCRB upon receipt of the licence application referral. Then, the LCRB will determine whether to issue the licence or not, based on their review and evaluation process. If the licence is issued, the applicant will then apply for a business licence from the City.

If this rezoning application is not approved, then the LCRB will be notified that the City does not support this licence, and the application will be cancelled by the LCRB.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☒ Balanced Economic Prosperity ☐ Infrastructure
☐ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☐ Not Applicable

Business Vitality. Cultivate a vibrant and diverse economy where local businesses prosper by attracting visitors and businesses

WORKPLAN IMPLICATIONS

- ☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other
-

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other
-

PUBLIC PARTICIPATION

- ☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

A Development Information Meeting was held on November 21, 2023. A development sign has been posted on site since November 28, 2023. Scheduling of a public hearing is recommended.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. Development Information Meeting Summary
- B. Zoning Amendment Bylaw No. 2966, 2024

Development Information Session Summary

Kēlo Retail Corporation

As directed, Kēlo Retail Corp. (**Kelo**) mailed out a development information session invitation to nine hundred fifty-one residents living within the surrounding area of the proposed location. As well, Kelo published Maple Ridge-Pitt Meadows Newspaper ads on November 10th and 17th, 2023, see attached.

The meeting was held on November 21st, 2023, 16:00 to 18:00 at the Pitt Meadows Lions Club house, 12479 Harris Rd.

Vanity (no active ingredient) packages of cannabis products were on display for those new to cannabis. Kelo presented a fifteen-minute-long slide show on the company's culture, community involvement and physical store appearance. Four Pitt Meadows residents attended at different times, two at 16:00 and then two later so we repeated the presentation three times. We answered questions in between presentations. No written comments were received.

The first resident was in favour of our store location. She works for a cannabis industry magazine and was familiar with the industry. She felt it was great that there was going to be a store in each of the two main malls in Pitt Meadows. She felt Kelo's proposed location was central and very walkable compared to the approved store in Meadowtown. She was glad to hear that Kelo's shareholders', the Gramuglia family, have lived in Pitt Meadows for seventeen years.

The second resident, too, appreciated the local ownership and community involvement. She really liked the store aesthetics. She said she was new to Pitt Meadows, got our mailer and attended the presentation to start becoming involved in her new community.

The third resident was the owner of a neighbouring store two doors down, Driving Unlimited Academy. As well being our neighbour, he is the president of the local Chamber of Commerce. He was supportive of having Kelo Cannabis as a potential neighbour and very welcoming. He told us to ask him if we needed support.

Resident four was in strong support of the store and mentioned he loved that it was on his transit route and walkable distance from his house. He was keen to know when Kelo could be opening. He gave the impression that he is very much looking forward to the day it might.

Overall, the meeting was very well received and there was positive feedback from all the people who attended. We thank the Mayor and Council and kind work of the City staff for the opportunity to present.

Notice of Development Information Meeting

HISTORICAL STAFF REPORT - FOR REFERENCE ONLY

You are invited to attend a Development Information Meeting **for a new retail cannabis store at #112 - 19150 Lougheed Hwy.**
Application Number: **3360-20-2023-07**

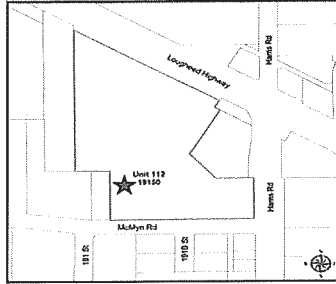
DATE: November 21, 2023

TIME: 4pm - 6pm

LOCATION AND

ADDRESS:

Pitt Meadows Lions Club
12479 Harris Road,
Pitt Meadows, BC, V3Y 2J4



Kelo Retail Corp. trading under the name of Kelo Cannabis is proposing to open a cannabis store in the Meadowvale Mall in Pitt Meadows. To obtain more information, join us for this in-person presentation with a Q&A at the end to discuss the development application.

For comments and questions contact Kelo Cannabis' president at tanya@kelocannabis.com

Kelo
CANNABIS

Development Information Meeting Attendance Sheet

Free Meeting Attendance Sheet by Timesheets MTS Software

Kēlo Cannabis

Lions Club

Meeting Location

Pitt Meadows

Meeting Date November 21, 2023

Meeting Manager

Tanya & Vadim Gramuglia

Meeting Time 4pm-6pm

NAME

CITY

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