

Rezoning Application RZ000190 – 985 Nicola Avenue – Further Information

RECOMMENDATIONS:

That Committee of Council recommend to Council that Zoning Amendment Bylaw 4141 be further considered.

PREVIOUS COUNCIL/COMMITTEE ACTION

On July 23rd, 2019, Council passed the following motion:

That Bylaw 4141 be referred back to staff to provide additional information on the size of the proposed retail outlet.

On July 9th, 2019, Council had passed the following motion:

That Council give Zoning Amendment Bylaw No. 4141 for 985 Nicola Avenue first two readings.

On June 25th, 2019, Committee of Council had passed the following motion:

1. *The Zoning Bylaw be amended to allow for a cannabis retail sales use at 985 Nicola Avenue; and,*
2. *Prior to adoption of the amending bylaw, the following community benefits be secured to the satisfaction of the Director of Development Services:*
 - a. *Dedication of road allowance along the property's Nicola Avenue frontage; and*
 - b. *Posting of signs within the interior and exterior buildings informing the public of the Smoking Bylaw.*

REPORT SUMMARY

At the Council meeting held July 23rd, 2019, Council considered the application to rezone 985 Nicola Avenue to permit a cannabis retail sales use and referred the application back to staff to address its concern with the size of the proposed outlet. The applicant has provided an interior layout to indicate how the space would be used for the sales operation. In addition, the report further explains why retail spaces in the Dominion Triangle are typically larger than other areas.

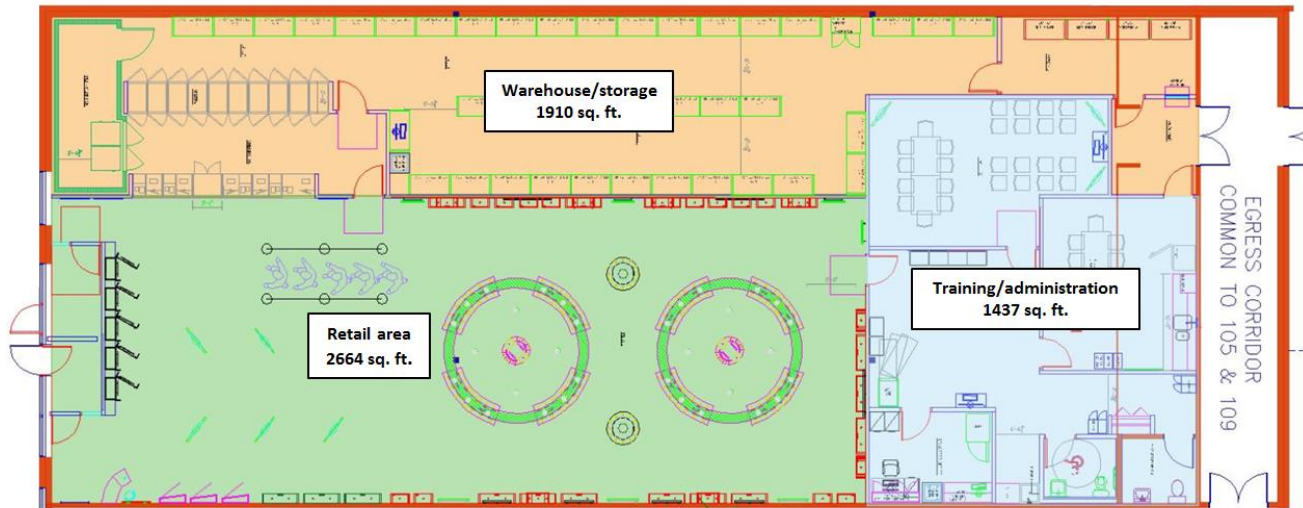
BACKGROUND

At the Public Hearing held in consideration of the proposal from the Liquor Distribution Branch to offer cannabis retail sales within an existing commercial complex at 985 Nicola Avenue, a concern was raised about the large size of the proposed outlet.

DISCUSSION

The total size of the commercial unit to be leased by the applicant is approximately 6,000 sq.ft. However, the retail floor area at the front of this space is only 2,664 sq. ft., as shown by the floor plan. This space is designed to be large enough to accommodate future expansion for the sale of products such as edibles, beverages and topicals. The applicant advises that the back portion of the unit is intended to be used as a training centre to provide education to BC Cannabis Store employees across the province and office space for regional managers.

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Preliminary floor plan for the proposed cannabis retail outlet at 985 Nicola Avenue

For further information, the proposed size of this retail area compares to the size of the three sites approved by Council last month as follows:


- 2755 Lougheed Highway (Burb Cannabis) – retail area is approximately 500 sq. ft.
- 1502 Broadway Street (Burb Cannabis) – retail area is approximately 2000 sq. ft.
- 1971 Lougheed Highway (BC Cannabis Store) – retail area is approximately 1750 sq. ft.

The larger size of retail units within the PoCo Power Centre at 985 Nicola Avenue is in accordance with policies of the Official Community Plan which promote large commercial spaces with an automobile orientation to be located in the Dominion Triangle area. This policy and the site's Highway Commercial land use designation in the Plan reflect the City's intent that smaller community commercial uses would be concentrated in the Downtown and Northside Centre and that larger, automobile-oriented premises would be located within the Dominion Triangle. To implement the policy, the site's zoning is District Commercial, a zone which is specifically intended "to accommodate and regulate auto-oriented commercial uses and a range of commercial uses located in large premises".

In summary, the additional information provided by the applicant indicates that the size for the retail space would not utilize the full size of the unit or result in a "big box cannabis store". Proceeding with further consideration of the Bylaw 4141 as given first two readings is recommended.

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OPTIONS

	Description
1 	Recommend to Council that further consideration be given to Zoning Bylaw 4141. If this recommendation is approved, a new public hearing must be held and the earliest date would be October 10 th , 2019.
2	Request an amendment to Zoning Bylaw 4141, if Committee wishes to set a defined amount of space that may be used for a retail sales outlet purposes by bylaw.
3	Determine that Committee wishes to change its former recommendation to Council and recommend that the rezoning application be refused.

ATTACHMENTS

Attachment #1: Report to Committee of Council June 25th, 2019

Attachment #2: Bylaw 4141