

Planning Process for Cannabis Retail Stores

Stage 3 Engagement Summary and Next Steps

Executive Committee Meeting
September 30, 2019
Planning & Development Services



Agenda

- Introduction
- Summary of community input
- Next steps and recommendations

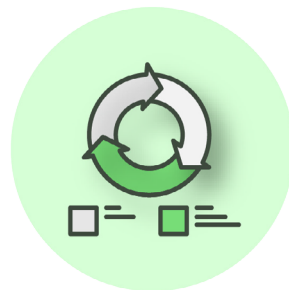
Purpose

To provide a summary of community input on the draft regulatory framework for cannabis retail stores and provide recommendations for next steps

Process



STAGE 1
BACKGROUND
RESEARCH



STAGE 2
EXPLORE
OPTIONS



STAGE 3
DRAFT
RECOMMENDATIONS



STAGE 4
FINALIZE
RECOMMENDATIONS
AND BYLAW UPDATES

Summer 2018

73% of questionnaire respondents said cannabis retail stores should be allowed

Fall 2018 - Spring 2019

- Prepare guiding principles and draft regulatory framework
- Report to Council (May 6)

May 6, 2019 Executive Committee

Resolution:

THAT Council endorse the guiding principles; and

THAT Council direct staff to proceed with community engagement.

Engagement (June - August 2019)

- Three open houses
- Online questionnaire
- Meetings with property owners



Draft Framework

1

Pre-select
sites

2

Assessment
tool

3

Application
process



Engagement Questions

1

**Pre-select
sites**

- Q1: Streamlined approach of pre-zoning sites
- Q2: 13 preliminary sites for pre-zoning

2

**Assessment
tool**

- Q3: Assessment tool evaluation criteria
 - No more than 4 stores within the city initially
 - Geographic equity of proposed stores
 - Consideration of impacts on adjacent land uses
 - Crime considerations

3

**Application
process**

- Q4: Consolidated intake application review

Engagement Questions

1

**Pre-select
sites**

→ Q1: Streamlined approach of pre-zoning sites

→ Q2: 13 preliminary sites for pre-zoning

2

**Assessment
tool**

→ Q3: Assessment tool evaluation criteria

- No more than 4 stores within the city initially
- Geographic equity of proposed stores
- Consideration of impacts on adjacent land uses
- Crime considerations

3

**Application
process**

→ Q4: Consolidated intake application review

1 PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

Efficiency

→ One City-initiated rezoning process vs. multiple rezoning processes

Certainty

→ Eligible sites identified before application intake commences

Transparency

→ Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

1 PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

Efficiency

→ One City-initiated rezoning process vs. multiple rezoning processes

Certainty

→ Eligible sites identified before application intake commences

Transparency

→ Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

20%

Agree

29%

Neutral

13%

Disagree

11%

Strongly Disagree

27%

1 PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

Efficiency

→ One City-initiated rezoning process vs. multiple rezoning processes

Certainty

→ Eligible sites identified before application intake commences

Transparency

→ Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

20%

Agree

29%

Neutral

13%

Disagree

11%

Strongly Disagree

27%

1 PRE-SELECT SITES

The City is considering pre-zoning a select number of sites in order to provide a streamlined approach, rather than individual rezoning applications on a case-by-case basis. This approach provides the following benefits:

Efficiency

→ One City-initiated rezoning process vs. multiple rezoning processes

Certainty

→ Eligible sites identified before application intake commences

Transparency

→ Eligible sites based on objective land use criteria

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

20%

Agree

29%

Neutral

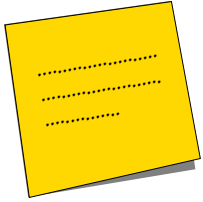
13%

Disagree

11%

Strongly Disagree

27%



Among those who disagreed, case-by-case rezoning is commonly preferred because:

- Allows prospective store operators to propose different sites to Council
- Results in less competition for storefront leases
- Provides operators of existing unauthorized stores opportunity to apply to rezone their store sites



Q1: Do you agree with this streamlined approach of pre-zoning sites for cannabis retail stores (rather than case-by-case rezoning applications)?

Strongly agree

20%

Agree

29%

Neutral

13%

Disagree

11%

Strongly Disagree

27%

Engagement Questions

1

**Pre-select
sites**

- Q1: Streamlined approach of pre-zoning sites
- **Q2: 13 preliminary sites for pre-zoning**

2

**Assessment
tool**

- Q3: Assessment tool evaluation criteria
- No more than 4 stores within the city initially
 - Geographic equity of proposed stores
 - Consideration of impacts on adjacent land uses
 - Crime considerations

3

**Application
process**

- Q4: Consolidated intake application review

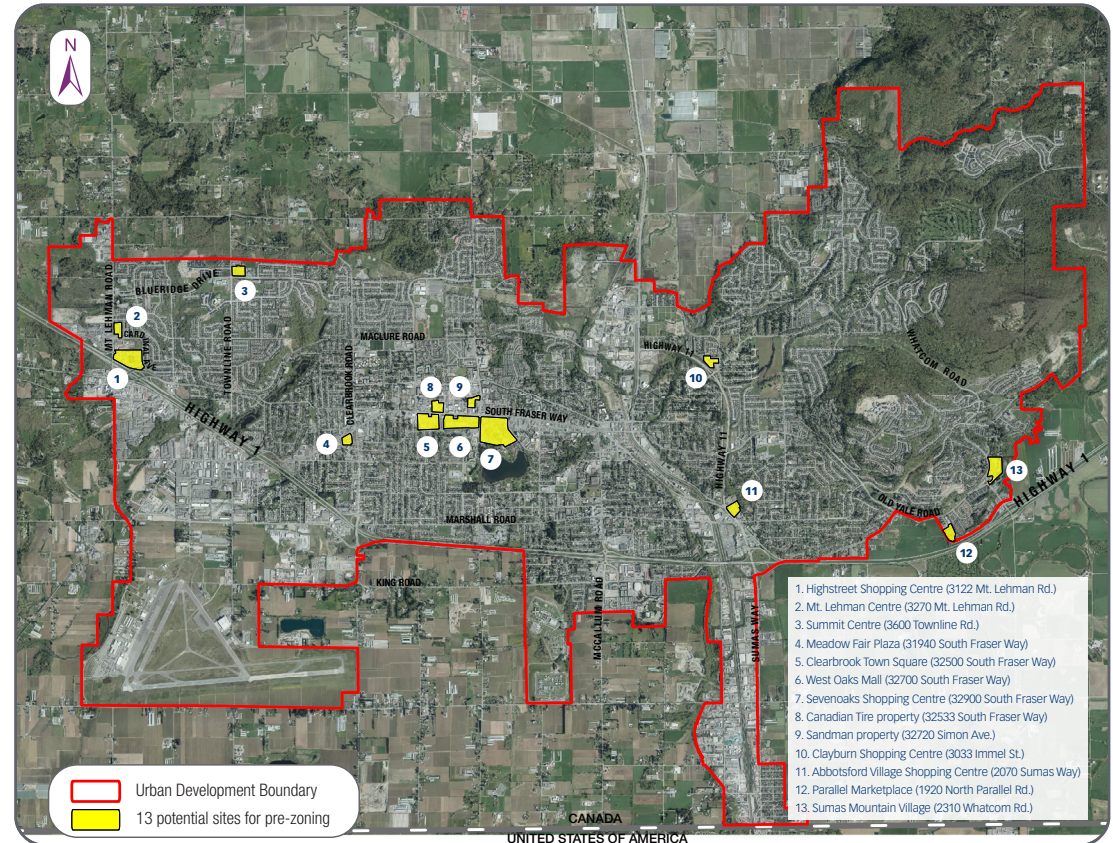
1

PRE-SELECT SITES

The draft framework identifies 13 potential sites that would be eligible for cannabis retail stores through pre-zoning. The sites were identified through analysis of Official Community Plan (OCP), zoning and parcel size criteria:

- City, Urban and Neighbourhood Centres in the OCP
 - Existing Commercial (C) Zoning
 - Minimum 15,000 m² parcel size
- 13 sites**

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

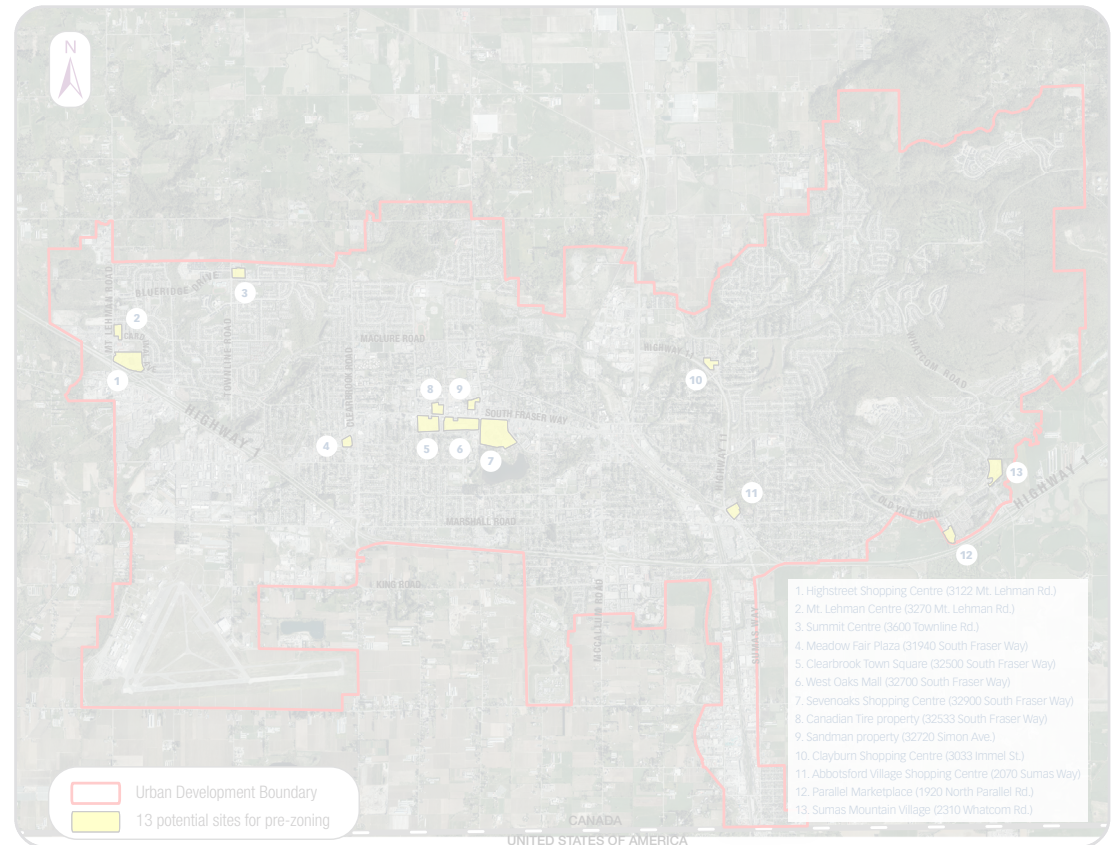
1

PRE-SELECT SITES

The draft framework identifies 13 potential sites that would be eligible for cannabis retail stores through pre-zoning. The sites were identified through analysis of Official Community Plan (OCP), zoning and parcel size criteria:

- City, Urban and Neighbourhood Centres in the OCP
 - Existing Commercial (C) Zoning
 - Minimum 15,000 m² parcel size
- 13 sites**

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

15%

22%

15%

18%

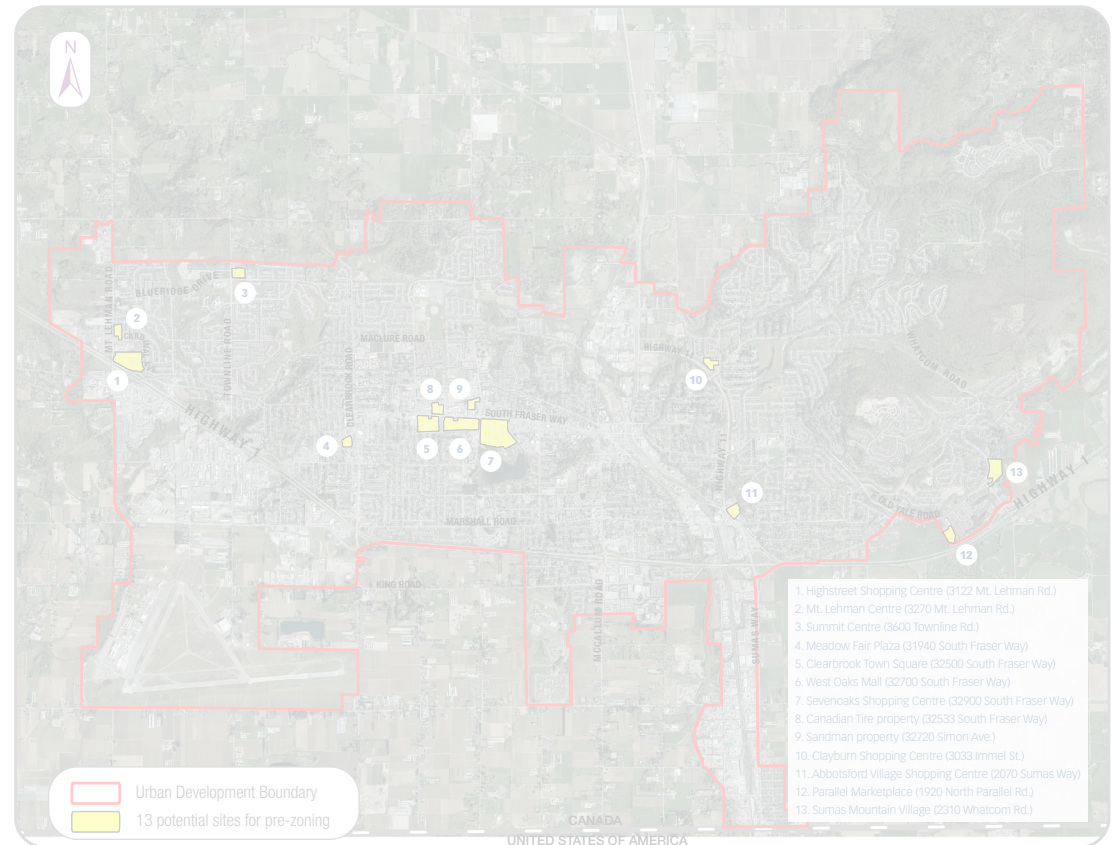
30%

1 PRE-SELECT SITES

The draft framework identifies 13 potential sites that would be eligible for cannabis retail stores through pre-zoning. The sites were identified through analysis of Official Community Plan (OCP), zoning and parcel size criteria:

- City, Urban and Neighbourhood Centres in the OCP
 - Existing Commercial (C) Zoning
 - Minimum 15,000 m² parcel size
- 13 sites**

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

15%

22%

15%

18%

30%

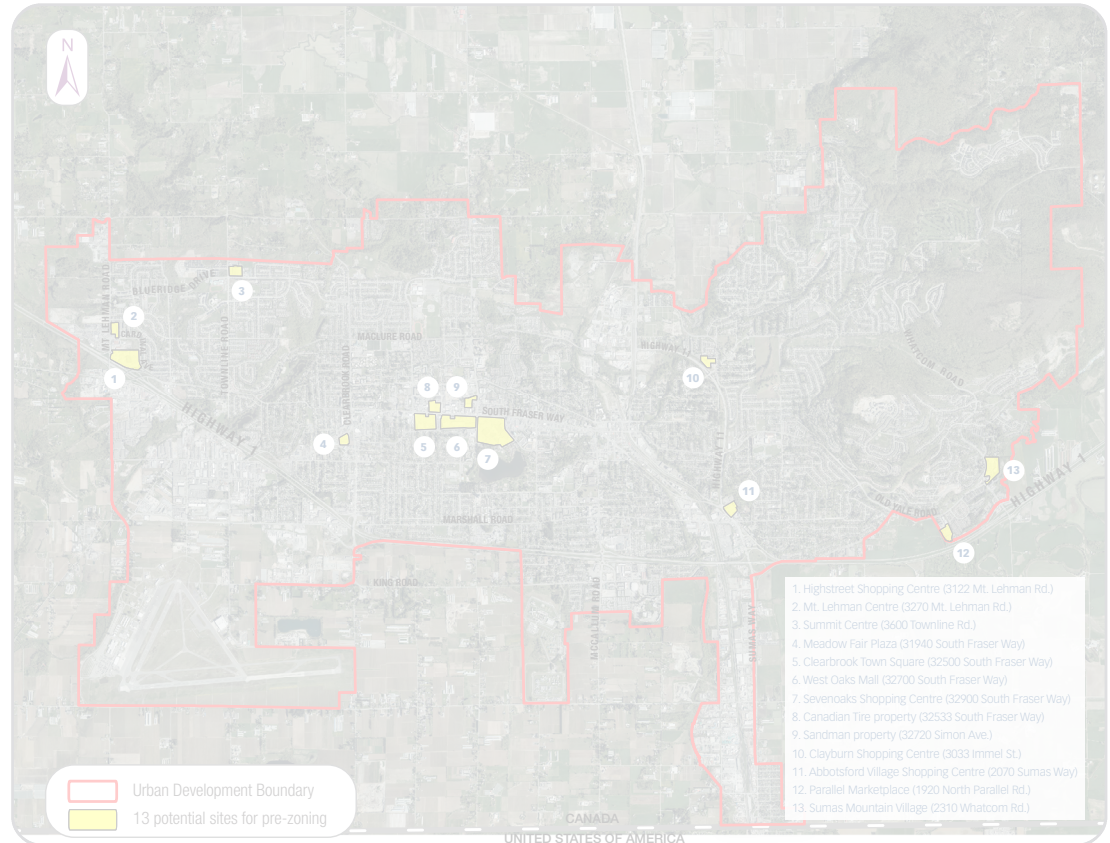
1

PRE-SELECT SITES

The draft framework identifies 13 potential sites that would be eligible for cannabis retail stores through pre-zoning. The sites were identified through analysis of Official Community Plan (OCP), zoning and parcel size criteria:

- City, Urban and Neighbourhood Centres in the OCP
 - Existing Commercial (C) Zoning
 - Minimum 15,000 m² parcel size
- 13 sites**

Pre-zoning a site does not automatically grant permission for a cannabis retail store. A provincial licence would still be required for each store, subject to public input and Council's support.



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

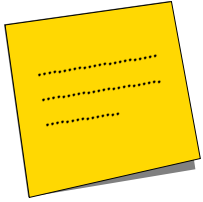
15%

22%

15%

18%

30%



Among those who disagreed, the following concerns were commonly noted:

- Some sites are located close to sensitive land uses or are areas frequented by youth
- It is challenging to secure a lease due to competition and/or limited vacancies
- There is a desire to see existing unauthorized stores become authorized



Q2: Do you agree with the 13 sites identified based on the criteria?

Strongly agree

15%

Agree

22%

Neutral

15%

Disagree

18%

Strongly Disagree

30%

Engagement Questions

1

Pre-select
sites

- Q1: Streamlined approach of pre-zoning sites
- Q2: 13 preliminary sites for pre-zoning

2

Assessment
tool

- Q3: Assessment tool evaluation criteria
 - No more than 4 stores within the city initially
 - Geographic equity of proposed stores
 - Consideration of impacts on adjacent land uses
 - Crime considerations

3

Application
process

- Q4: Consolidated intake application review

2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially					
2. Geographic equity of proposed stores					
3. Consideration of impacts on adjacent land uses					
4. Crime considerations					

2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores					
3. Consideration of impacts on adjacent land uses					
4. Crime considerations					

2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores					
3. Consideration of impacts on adjacent land uses					
4. Crime considerations					

2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores					
3. Consideration of impacts on adjacent land uses					
4. Crime considerations					

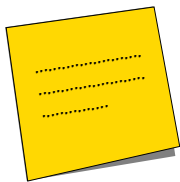
2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores					
3. Consideration of impacts on adjacent land uses					
4. Crime considerations					



Among those who disagreed, it was commonly noted that:

- A higher store limit is needed initially
- Market demand should determine the number of stores

2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores	24%	35%	25%	10%	6%
3. Consideration of impacts on adjacent land uses					
4. Crime considerations					

2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores	24%	35%	25%	10%	6%
3. Consideration of impacts on adjacent land uses	34%	32%	21%	9%	4%
4. Crime considerations					

2

ASSESSMENT TOOL



Q3: How much do you agree with the following criteria?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1. No more than 4 stores within the city initially	17%	14%	19%	21%	29%
2. Geographic equity of proposed stores	24%	35%	25%	10%	6%
3. Consideration of impacts on adjacent land uses	34%	32%	21%	9%	4%
4. Crime considerations	45%	24%	20%	7%	4%

Engagement Questions

1

Pre-select
sites

- Q1: Streamlined approach of pre-zoning sites
- Q2: 13 preliminary sites for pre-zoning

2

Assessment
tool

- Q3: Assessment tool evaluation criteria
 - No more than 4 stores within the city initially
 - Geographic equity of proposed stores
 - Consideration of impacts on adjacent land uses
 - Crime considerations

3

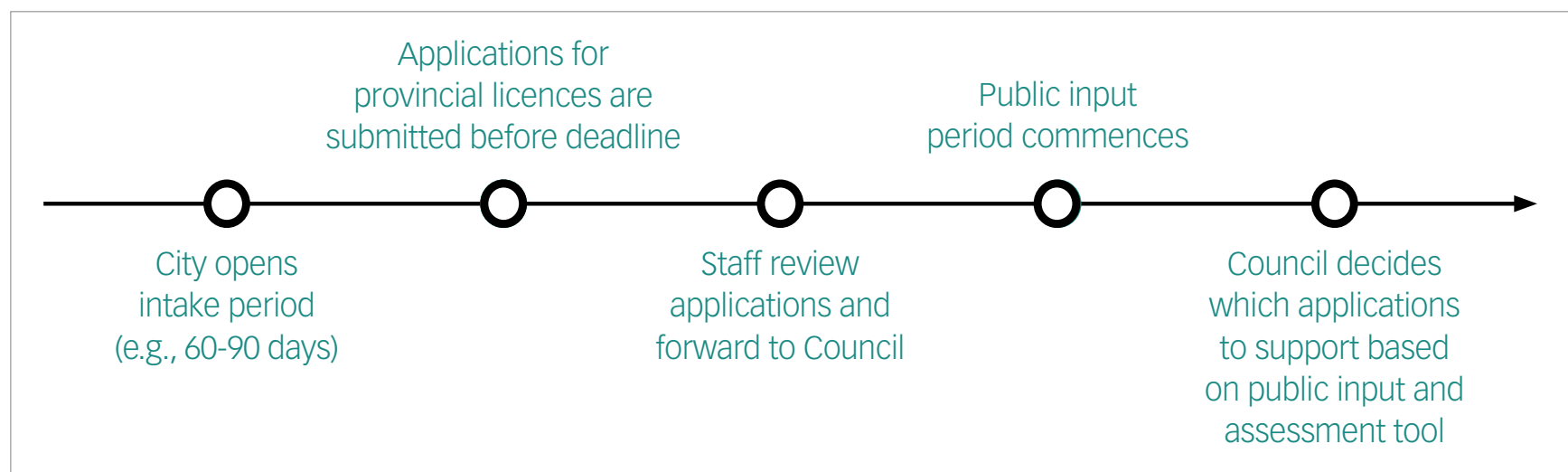
Application
process

- Q4: Consolidated intake application review

3

APPLICATION PROCESS

The City is considering a consolidated intake period for submitting applications for provincial licences. The benefit of this approach is that Council would be able to consider all applications at one time, rather than reviewing individual applications on a case-by-case basis.



Q4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

--	--	--	--	--

3

APPLICATION PROCESS

The City is considering a consolidated intake period for submitting applications for provincial licences. The benefit of this approach is that Council would be able to consider all applications at one time, rather than reviewing individual applications on a case-by-case basis.



Q4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

33%

22%

16%

14%

15%

3

APPLICATION PROCESS

The City is considering a consolidated intake period for submitting applications for provincial licences. The benefit of this approach is that Council would be able to consider all applications at one time, rather than reviewing individual applications on a case-by-case basis.



Q4: Do you agree with the consolidated intake application review process (rather than case-by-case basis)?

Strongly agree

Agree

Neutral

Disagree

Strongly Disagree

33%

22%

16%

14%

15%

Suggested Approach

Suggested Approach

1

**Pre-select
sites**



Proceed with streamlined approach of pre-zoning sites, with a reduced number of sites (10)

Suggested Approach

1

**Pre-select
sites**



Proceed with streamlined approach of pre-zoning sites, with a reduced number of sites (10). Remove:

- Sandman property (32720 Simon Avenue)
- Clayburn Shopping Centre (3033 Immel Street)

Suggested Approach

1

**Pre-select
sites**



Proceed with streamlined approach of pre-zoning sites, with a reduced number of sites (10). Remove:

- Sandman property (32720 Simon Avenue)
- Clayburn Shopping Centre (3033 Immel Street)
- Summit Centre (3600 Townline Road)

Suggested Approach

1

**Pre-select
sites**

→ Proceed with streamlined approach of pre-zoning sites, with a reduced number of sites (10)

2

**Assessment
tool**

→ Prepare a Cannabis Retail Policy including, but not limited to the following criteria:

Suggested Approach

1

**Pre-select
sites**

→ Proceed with streamlined approach of pre-zoning sites, with a reduced number of sites (10)

2

**Assessment
tool**

→ Prepare a Cannabis Retail Policy including, but not limited to the following criteria:

- No more than 4 stores within the city initially

Suggested Approach

1

**Pre-select
sites**

→ Proceed with streamlined approach of pre-zoning sites, with a reduced number of sites (10)

2

**Assessment
tool**

→ Prepare a Cannabis Retail Policy including, but not limited to the following criteria:

- No more than 4 stores within the city initially
- Geographic equity of proposed stores
- Consideration of impacts on adjacent land uses
- Crime considerations

Suggested Approach

1

**Pre-select
sites**

→ Proceed with streamlined approach of pre-zoning sites, with a reduced number of sites (10)

2

**Assessment
tool**

→ Prepare a Cannabis Retail Policy including, but not limited to the following criteria:

- No more than 4 stores within the city initially
- Geographic equity of proposed stores
- Consideration of impacts on adjacent land uses
- Crime considerations

3

**Application
process**

→ Consolidated intake application review

Next Steps



STAGE 1
BACKGROUND
RESEARCH



STAGE 2
EXPLORE
OPTIONS



STAGE 3
DRAFT
RECOMMENDATIONS



STAGE 4
FINALIZE
RECOMMENDATIONS
AND BYLAW UPDATES

- Remainder of 2019
- Cannabis Retail Licence Application Process to follow in early-2020

Recommendations

1. THAT, based on the next steps outlined in the Planning Process for Cannabis Retail Stores report, staff be directed to prepare amendments to the Zoning Bylaw, Development Application Procedures Bylaw, Development Application and Service Fee Bylaw, Bylaw Notice Enforcement Bylaw and Municipal Ticket Information Bylaw; and
2. THAT staff be directed to prepare a Cannabis Retail Policy.