

Planning Process for Cannabis Retail Stores

Update on Stage 3



May 6, 2019

Agenda

- Introduction
- Stage 3 update
- Next steps
- Recommendations

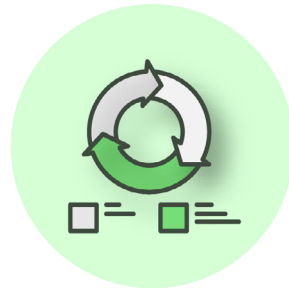
Introduction

- Federal government made sale of non-medical cannabis legal on October 17, 2018, subject to local government regulations
- City of Abbotsford Zoning Bylaw currently does not permit cannabis retail stores

Process



STAGE 1
BACKGROUND
RESEARCH



STAGE 2
EXPLORE
OPTIONS



STAGE 3
DRAFT
RECOMMENDATIONS

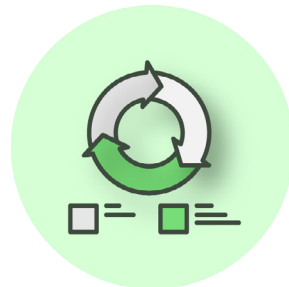


STAGE 4
FINALIZE
RECOMMENDATIONS
AND BYLAW UPDATES

Process



STAGE 1
BACKGROUND
RESEARCH



STAGE 2
EXPLORE
OPTIONS



STAGE 3
DRAFT
RECOMMENDATIONS



STAGE 4
FINALIZE
RECOMMENDATIONS
AND BYLAW UPDATES

Stages 1 and 2

Early-mid 2018

Background work, advertising and engagement

Mid-2018

Summarized survey results and presented to Council in late August

Stages 1 and 2

Early-mid 2018

Background work, advertising and engagement

Mid-2018

Summarized survey results and presented to Council in late August

Survey Highlights

- ~4,650 survey responses within Abbotsford
- 73% said that the City should allow non-medical cannabis retail stores

August 27, 2018 Executive Committee

Resolution:

- That staff be directed to explore developing a framework for regulating the retail sale of non-medical cannabis within the City of Abbotsford.

Introduction



STAGE 1
BACKGROUND
RESEARCH



STAGE 2
EXPLORE
OPTIONS



STAGE 3
DRAFT
RECOMMENDATIONS



STAGE 4
FINALIZE
RECOMMENDATIONS
AND BYLAW UPDATES

Work completed since August 27

1. Prepare guiding principles
2. Research approaches in other municipalities
3. Develop draft regulatory framework

Guiding Principles

Guiding Principles

Holistic



Allow cannabis retail stores across the city, including west, central and east Abbotsford

Guiding Principles

Holistic

Measured



Take a gradual approach and start with a small number of stores

Guiding Principles

Holistic

Measured

Incremental →

Review the framework in the future and make adjustments, if and when needed, to improve the City's approach

Work completed since August 27

1. Prepare guiding principles
2. Research approaches in other municipalities
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Approaches in other municipalities (as of March 2019)

- Staff researched 60 BC municipalities
- City of Abbotsford is one of ten with a regulatory framework underway
- Draft regulatory framework incorporates elements from various municipalities

Work completed since August 27

1. Prepare guiding principles
2. Research approaches in other municipalities
3. Develop draft regulatory framework

Draft regulatory framework

Three components:

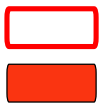
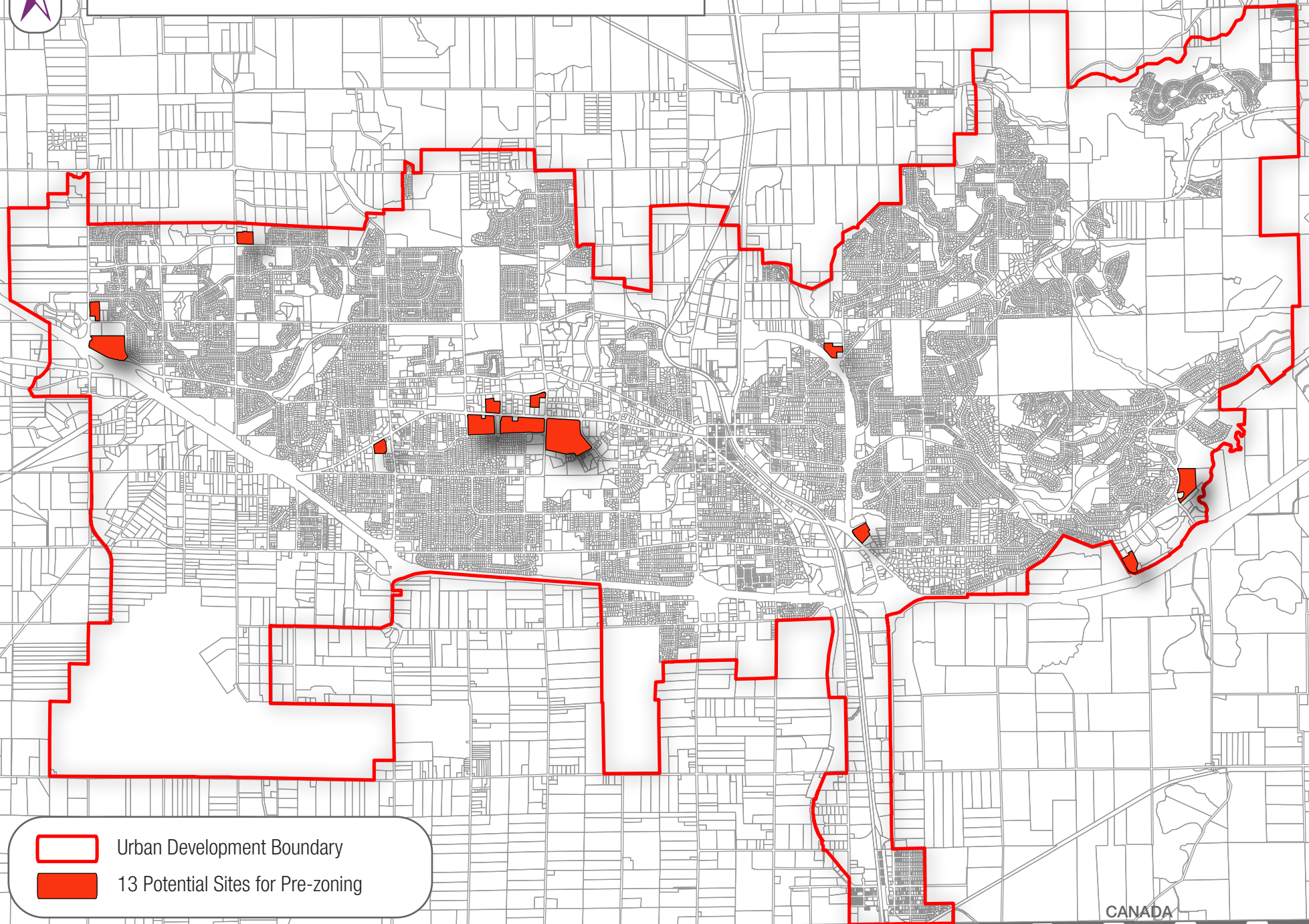
1. Pre-zoning
2. Cannabis Retail Policy
3. Cannabis Retail License Application Process

1. Pre-zoning

- Streamlined approach, rather than individual rezonings
- 13 potential sites, based on analysis of OCP, zoning and parcel size:
 - City Centre, Urban Centres and Neighbourhood Centres
 - Existing Commercial (C) zoning
 - Parcels that are 15,000 m² or larger



Potential Sites for Pre-zoning



Urban Development Boundary

13 Potential Sites for Pre-zoning

CANADA

UNITED STATES OF AMERICA

Draft regulatory framework

Three components:

1. Pre-zoning
2. Cannabis Retail Policy
3. Cannabis Retail License Application Process

2. Cannabis Retail Policy

- Establish Council policy to help guide decisions on Cannabis Retail License Applications
- Potential criteria:
 - Located on pre-zoned site
 - No more than 4 stores
 - Geographic equity
 - Consideration of impacts on adjacent land uses
 - Crime considerations

Draft regulatory framework

Three components:

1. Pre-zoning
2. Cannabis Retail Policy
3. Cannabis Retail License Application Process

3. Application process

Applications for
Cannabis Retail
Licenses are
submitted
before deadline

Public input
period
commences



City opens
application
window
(e.g., 60-90 days)

Staff screen
applications and
take completed
applications to
Council

Council decides
which applications
to support based
on public input and
Cannabis Retail
Policy

Benefits of this approach

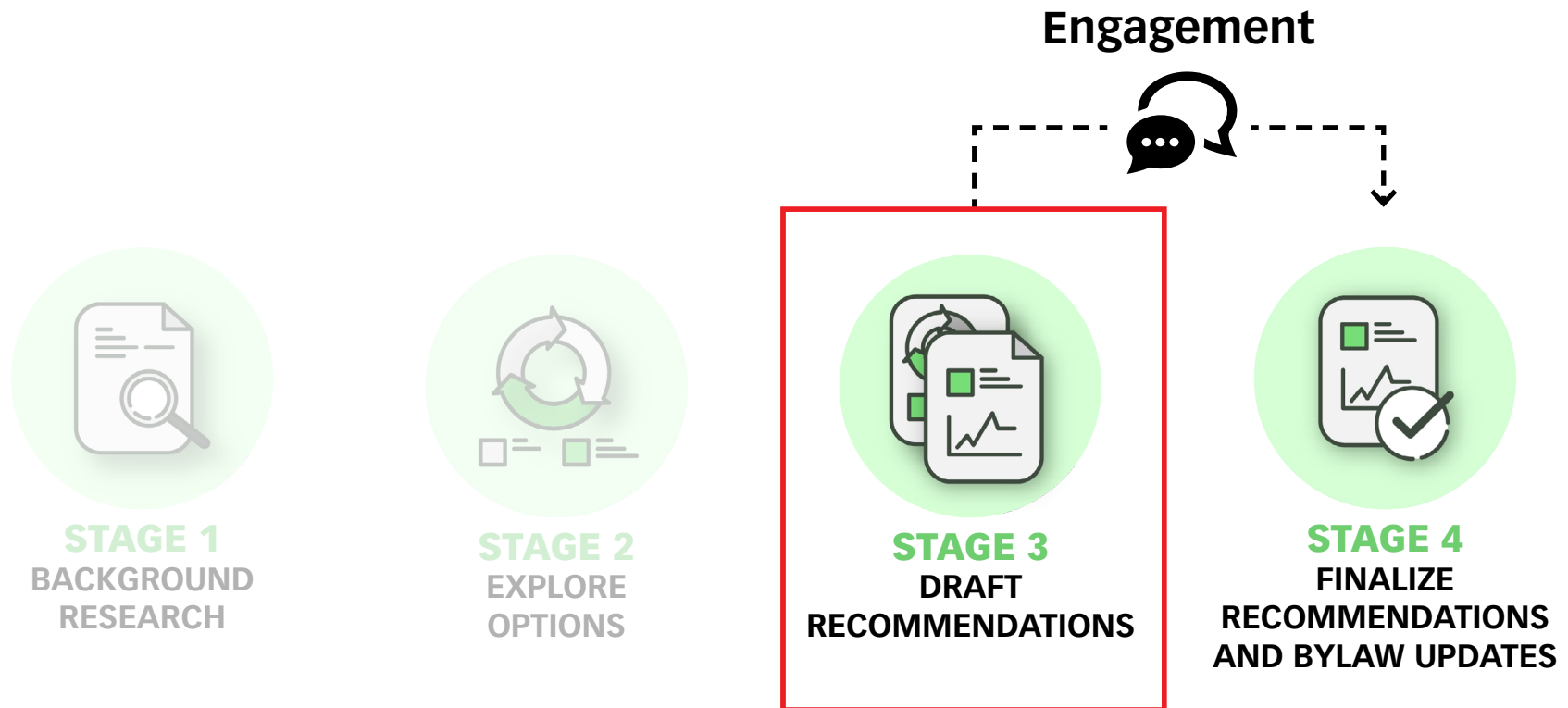
Efficient - One rezoning process vs. multiple rezoning processes

Comprehensive - Community-wide conversation about retail cannabis

Transparent - Eligible sites and number of stores determined before application intake

Flexible - Council policy allows for discretion in choosing preferred applications (and policy can be updated as needed)

Next steps



Stage 3 engagement

Spring/early summer: Open houses and online engagement

- Drop-in open house format with interactive story boards
- Online engagement to provide similar experience

Late summer: Summarize feedback and present to Council

Stage 4 (fall)

- Prepare and present final regulatory framework
 1. Zoning Bylaw Amendment for selected pre-zoned sites (+ concurrent Bylaw Amendments)
 2. Cannabis Retail Policy
 3. Cannabis Retail License Application Process
- Application process could commence thereafter

Recommendations

1. THAT Council endorse the guiding principles contained within report PDS 044-2019; and
2. THAT Council direct staff to proceed with community engagement on the draft regulatory framework for cannabis retail stores