5100-70 Saanich

Sp. L 25 May 20

The Corporation of the District of Saanich

Report

RECEIVED
MAY 14 2020
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

To: **Mayor and Council**

From: **Sharon Hvozdanski, Director of Planning**

Date: **May 6, 2020**

Subject: **Request for a Resolution of Council for Support of a Non-Medical Cannabis Retail Store for BC Cannabis Store**
File: CAN00002 • 3440 Saanich Road (E107 and E109 - 3561 Blanshard Street)

RECOMMENDATION

1. That Cannabis Application CAN00002 for be supported.
2. That the Cannabis Application CAN00002 be forwarded to a Public Hearing.
3. That a copy of the Report and Public Hearing minutes be forwarded to the Liquor Distribution Branch.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is for a resolution of Council in support of an application to allow a non-medical cannabis retail store for BC Cannabis Store at Units E107 and E109 - 3561 Blanshard Street. The applicant is the Liquor Distribution Branch

PROCESS

The Liquor and Cannabis Regulation Branch (LCRB) is the wholesale distributor of non-medical cannabis in British Columbia and is also responsible for licensing non-medical cannabis private retail stores. Private cannabis retail stores require a licence from the LCRB under the "Cannabis Control and Licensing Act". Government Owned BC Cannabis Stores are established and operated by the Liquor Distribution Branch (LDB) and do not require a Provincial licence under the "Cannabis Distribution Act". The LDB is still required to work directly with local governments to ensure any municipal policies are met. The role of the Local Government is to gather the views of those most impacted by the location of the proposed non-medical cannabis retail store and provide a Council resolution to the LDB.

DISUSSION

Background

On January 6, 2020 Council amended the Zoning Bylaw to include the retail sales of non-medical cannabis as a permitted use in C-2LRS, C-3L, C-3LRS, C-3U, C-5LRS, C-11LRS and

C-14 zones. At that time, Council also endorsed Administrative Policy 1/CAN Non-Medical Cannabis Retail Stores Policy which included guidelines for Neighbourhood Context, Location Suitability, Separation Requirements, Business Operations, Consultation and the views of residents.

Neighbourhood Context

The proposed non-medical cannabis retail store is located in the Uptown Major "Centre" within the Uptown Shopping Centre (see Figure 1). The Uptown Shopping Centre is surrounded predominantly by commercial and industrial zoned properties. The site is located between two highways, Blanshard Street and Douglas Street, and two major streets, Ravine Way and Saanich Road. Currently, there are no residential uses located at the Uptown Shopping Centre however there is an approved Development Permit for a multi-family building that has not yet been constructed.

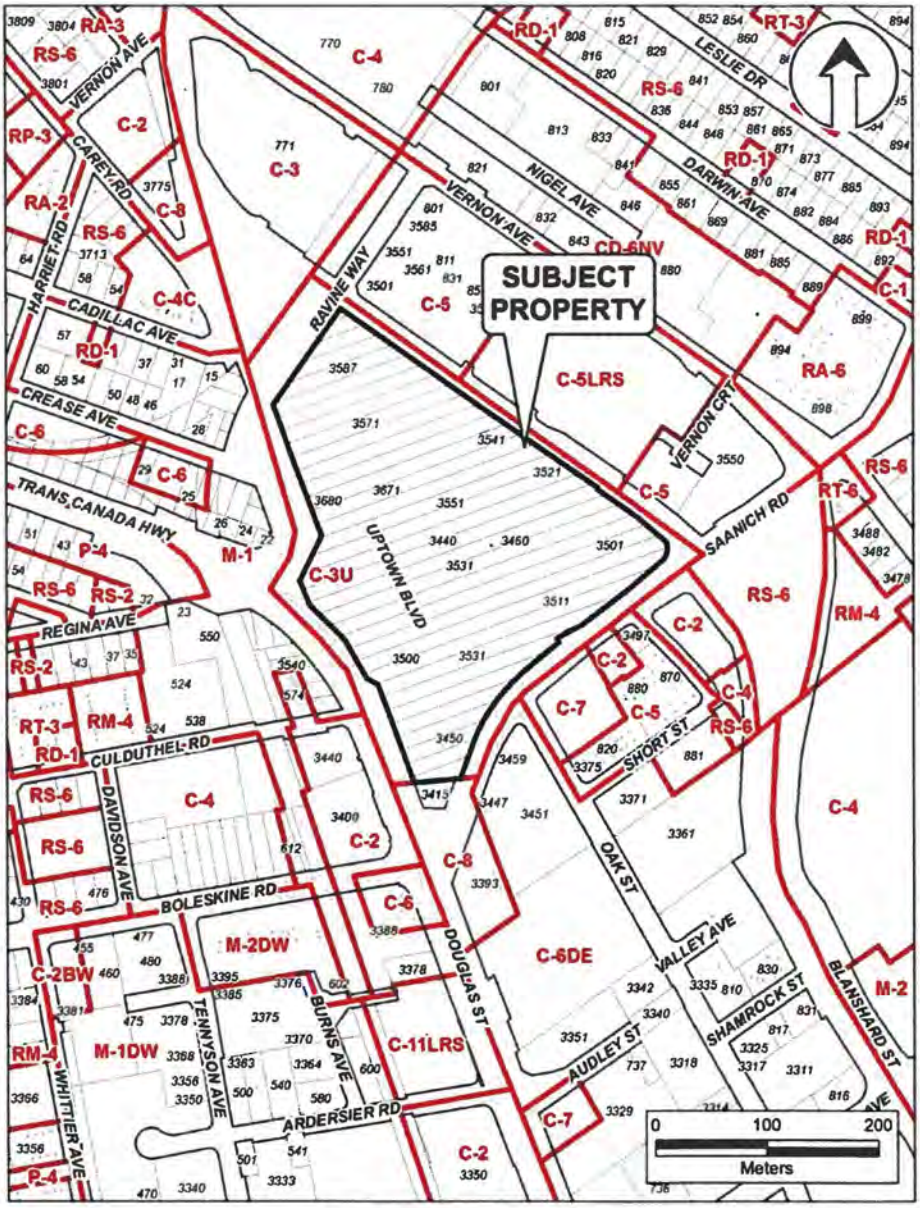

Figure 1: Neighbourhood Context Map

Location Suitability
The proposed non-medical cannabis retail store is located within the Uptown Shopping Centre on the upper level with street access into a surface parking area off of Blanshard Street (see Figure 2). The location meets the requirements of Administrative Policy 1/CAN as the proposed non-medical cannabis retail store is within an established shopping centre with a pedestrian entrance from an existing street frontage. The proposed location would be the only non-medical cannabis retail store on the parcel.

Figure 2: Proposed location in Uptown Shopping Centre (Image provide by Uptown Shopping Centre)

Separation Requirements
Administrative Policy 1/CAN Non-Medical Cannabis Retail Stores Policy notes that a cannabis retail store should be at least 200 m, closest lot line to closest lot line, from an elementary, middle, or secondary school, playgrounds and/or community centres.

The closest Elementary school is Cloverdale Traditional School at approximately 900 m to the east. Colquitz middle school is approximately 1130 m to the southwest and Reynolds Senior Secondary is approximately 1565 m to the northeast.

The closest playground is located within the Future Nigel Valley Development approximately 157 m to the north. The playground at Taylor Park is located 230 m to the southwest, and Tolmie Park playground is approximately 500 m to the northeast.

There are no community centres within 200 m of the proposed location.

Business Operations
The applicants' proposed hours of operation are Monday to Saturday from 10:00 am to 9:00 pm and Sunday 11:00 am to 6:00 pm. This would be consistent with the Provincial operating hour requirements of 9:00 am to 11:00 pm as well as the hours of the Uptown Shopping Centre.

All proposed signage would need to meet the Provincial signage requirements as well as the Uptown Comprehensive Sign Plan that was approved as part of the Development Permit for the entire site. The applicant would also be required to obtain a Sign Permit from the District of Saanich. A Saanich Business Licence would also be required.

Administrative Policy (1/CAN) requires evidence of a Provincial Licence application. The application is for a Government operated non-medical cannabis retail store and therefor does not required a Provincial Licence as per the Cannabis Distribution Act.

The proposed business operations meet the guidelines identified in Administrative Policy (1/CAN).

Consultation
To meet the requirements set out in the Administrative Policy, notice of application was sent to Saanich Police, Saanich Fire, School District 61, and the Community Associations

Both Saanich Police and Fire have indicated they have no objection to the application. To date no response has been received from School District 61.

A referral was sent to the Mount View Colquitz Community Association and Quadra Cedar Hill Community Association on February 10, 2020. A response from the Mount View Colquitz Community Association was received March 2, 2020 indicating no objection. A copy is included in the agenda package. No response has been received from Quadra Cedar Hill Community Association to date.

The Administrative Policy also notes that that applicant discuss the proposal with the local Community Association and hold at least one information meeting prior to submitting an application. The applicant engaged in no consultation with the Community Association or local community.

Views of Residents
As was previously noted, the applicant did not engage in any consultation, however in accordance with Administrative Policy (1/CAN) notice of the application was mailed to owners and occupants within 180 metre radius of the subject property by staff.

As a result of the early notice, approximately 875 letters were mailed out to surrounding businesses as well as the owners and occupants of all residential units. Two responses were received indicating no objection to the proposed non-medical cannabis retail store. This correspondence is included in the Council package.

CONCLUSION

The applicant has applied to the District of Saanich for a Non-Medical Cannabis Licence for a BC Cannabis Store and requires a resolution of Council.

The proposed application can be supported as: it meets the intent of Administrative Policy (1/CAN); impacts to the surrounding neighbours and/or inappropriate activity related to the operation of the facility are expected to be minimal; and the land use is in keeping with the designation of the area as a Major "Centre" in the Official Community Plan.

Prepared by: Sarah de Medeiros

Sarah de Medeiros

Planning Technician

Reviewed by: SHSaltzman

Shari Holmes-Saltzman

Manager of Current Planning

Approved by:

Sharon Hvozdanski

Director of Planning

SD/jsp

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Paul Thorkelsson, Administrator

Saanich
PLANNING

CAN00002
3561 Blanshard

Memo

To: execadmin@saanichpolice.ca

From: Sarah de Medeiros, Planning Technician

Date: February 10, 2020

Subject: New Cannabis License For BC Cannabis Stores To Allow Sales Of Non-Medical Cannabis

Site Address: E107 3561 Blanshard St
E109 3561 Blanshard St

Legal: Lot A Plan VIP85149 Section 7 & 9, Except Plan VIP85154.

Folder: CAN00002

BC Cannabis Store is requesting a cannabis licence to allow for a non-medical cannabis retail store.

We are interested to know if you:

- ☑ Has no objection to the application
- ☐ Generally has no objection with suggested changes or concerns
- ☐ Do not support the application.

We would appreciate receiving your comments in writing or by e-mail to planning@saanich.ca within 30 days, in order for us to consider them as we draft our staff report. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral. If you require further information about the proposed application please contact Sarah de Medeiros, Planning Technician, at 250-475-5494 extension 3403 or sarah.deMedeiros@saanich.ca.

Sincerely,

Sarah de Medeiros

Sarah de Medeiros
Planning Technician

SD/rh

Deputy Chief Constable Gary Schenk #119
Saanich Police Department

Date: 20 03 03

Signed:

CAN00002

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District of Saanich
MAR 04 2020
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DISTRICT OF SAANICH

ENTERED IN CASE

Planning - 3561 Blanshard St - Folder CAN00002

From: Mike Simpson
To: planning@saanich.ca
Date: 3/11/2020 1:51 PM
Subject: 3561 Blanshard St - Folder CAN00002

Hello Sarah,

Saanich Fire has no objection to this application.

Mike

Mike Simpson

Assistant Chief
Fire Prevention Division
Saanich Fire Department
760 Vernon Avenue
Victoria BC V8X 2W6

T- 250-475-5507
mike.simpson@saanich.ca
www.saanich.ca/fire

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Planning - Re: Saanich Referral - Cannabis Store

From: Carol Hamill [redacted]
To: Planning Planning <planning@saanich.ca>
Date: 3/2/2020 9:07 AM
Subject: Re: Saanich Referral - Cannabis Store

CAN00002

Greetings 2 March 2020

Re: New Cannabis License For BC Cannabis Stores To Allow Sales Of Non-Medical Cannabis- Uptown mall

The Mt. View Colquitz Community Association has no objection to this application.

Thank you for the opportunity to comment on the project.

Carol Hamill

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DISTRICT OF SAANICH

On 10-Feb-20 3:46 PM, Planning Planning wrote:

February 10, 2020 *Sent via Email*

Dear Mount View Colquitz Community Association:

Re: New Cannabis License For BC Cannabis Stores To Allow Sales Of Non-Medical Cannabis

Applicant: **BC Liquor Distribution Branch**
Site Address: **E107 3561 Blanshard St**
E109 3561 Blanshard St

Planning - early application notice

CAN00002

From: Dan Stefanson [redacted]
To: "planning@saanich.ca" <planning@saanich.ca>
Date: 2/20/2020 11:14 AM
Subject: early application notice

To whom it may concern,

We have received and reviewed your consultation document dated February 12, 2020, related to the issuance of a licence for a BC Cannabis Store on the upper level of the Uptown Shopping Centre. The issuance of the license would have no relevance or impact on our operations, therefore we have no comments on this matter.

Feel free to contact me directly if you require additional information.

Dan

--

DAN STEFANSON | VICE PRESIDENT

[redacted]

A 321-3600 UPTOWN BLVD. VICTORIA BC V8Z 0B9

W www.consumerprotectionbc.ca.

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District of Saanich
Current Planning
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-5471
f. 250-475-5430
saanich.ca

PLANNING

CAN00002
Blanshard

February 12, 2020

To Whom it May Concern:

Re: New Cannabis License For BC Cannabis Stores To Allow Sales Of Non-Medical Cannabis

Site Address: **E107 3561 Blanshard St**
E109 3561 Blanshard St

Legal: **Lot A Plan VIP85149 Section 7 & 9, Except Plan VIP85154**

Folder: **CAN00002**

In accordance with Saanich Council Policy for public consultation for processing cannabis license applications we are providing "early notice" of the application.

BC Liquor Distribution Branch is requesting a cannabis licence to allow for a non-medical cannabis retail store.

We would appreciate receiving your comments in writing or by e-mail to planning@saanich.ca within 30 days, in order for us to consider them as we draft our staff report. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral. If you require further information about the proposed application please contact Sarah de Medeiros, Planning Technician at 250-475-5494 extension 3403 or sarah.demedeiros@saanich.ca

Sincerely,

Sarah de Medeiros

Sarah de Medeiros
Planning Technician

☑ Has no objection to the application

SD/rh

cc: Legislative Services

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FEB 21 2020
PLANNING DEPT.
DISTRICT OF SAANICH

NORTHWEST
PROPERTIES

January 24, 2019

Sitings Realty Ltd
1595-650 West Georgia Street
Vancouver BC

Attention: Mr. Dan Clark

RE: BC Cannabis Store Tenancy at Columbia Place Shopping Centre, Kamloops, BC

Dear Dan:

We are the Landlord of the existing BC Cannabis store located in Kamloops at 1210 Summit Drive Kamloops BC which opened on October 17, 2018. The quality of the construction and overall retail experience exceeded our expectations in every respect. Traffic to the mall has increased and we have received feedback from most of our tenants that BC Cannabis has been a welcome addition to the shopping centre and our community. We have not experienced an increase in undesirable or criminal activities on our property due to the opening of the BC Cannabis store at Columbia Place. We have also not noticed or received any complaints regarding cannabis odors originating from the tenant's space.

We would not hesitate to add BC Cannabis to any of our other shopping centers and would recommend them as a tenant to any other Landlord.

I would be happy to provide further information to any property manager or Landlord considering leasing premises to BC Cannabis Store.

Sincerely,

NORTHWEST REALTY INC.

[redacted]

Christoph Richter
VP, Portfolio Management

[redacted] Lougheed Hwy, Burnaby, BC [redacted] T [redacted] F [redacted] W nwproperties.ca

Sitings BC Cannabis 000
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PROSPERO
INTERNATIONAL REALTY INC.

October 10, 2019

Sitings Realty Ltd.
[redacted] West Georgia Street
Vancouver B.C.
[redacted]

Att : Dan Clark

Dear Dan,

RE : BC CANNABIS

We have had BC Cannabis operating at the Northills Mall in Kamloops for the past several months, and I can say from first hand experience that this Tenant is a very positive addition to our Centre. As we have several Centres with BCLDB we anticipated that BC Cannabis would be a professional operation and they have exceeded our expectations in every aspect.

The clientele that they attract are our neighbors, the same people who frequent our grocery store, drug store, banks and restaurants. We have had no increase in crime, loitering, panhandling or any of the other negative activities that could impact on our property. The store itself is clean and professional looking – unassuming from the exterior, (aside from the colors and branding) you wouldn't discern it from any other service at the Centre. On the inside, it "pops", bright, well laid out and finished – it is definitely the cream of the crop in terms of appearance (we have several private operators in other centres, and this one is significantly better in both appearance and operation than any of the others).

BC Cannabis has had a positive impact on the neighboring Tenants, as it draws a significant amount of traffic to the Centre. Further, we have not had a single complaint from any Tenant regarding BC Cannabis, the use, the smell or their clientele. While we had anticipated that we may have to address issues with people smoking marijuana outside of or around the store, this has never materialized, and there has been no impact on neighboring Tenants. This is significant, as several of the neighboring Tenants are service and restaurant related, and the above-mentioned concerns could easily impact them if not handled in a positive way.

To summarize, we are extremely happy with our new BC Cannabis store. They are a model tenant, a positive addition to the Centre, and have taken a professional approach to the operation of the business, which is reflected in the fact there are no complaints or issues relating to the other tenants, our staff and the general public.

Yours truly,

[redacted]

Rick Halliday
Vice President – Retail Properties

LIQUOR DISTRIBUTION BRANCH

British Columbia Cannabis Store - Security Plan

The British Columbia Liquor Distribution Branch (BCLDB) has its own in-house Corporate Loss Prevention (CLP) which consists of a Monitoring Station, maintained 24/7, 365 days a year, our own Technical Security Officers and Investigators for all our locations.

With respect to our Cannabis locations once an application is granted we perform a risk assessment tied to the geographical area we will be operating in and then apply Crime Prevention Through Environment Design (CPTED) to all our locations. The municipal authority having jurisdiction is also incorporated into our physical security plans to ensure community safety.

At minimum, to satisfy federal and provincial legislative requirements, the physical security at all BC Government cannabis stores will be:

1. Bollards at the front and back of stores
2. Security grills over all exterior glazing
3. High security locks and keys
4. Lockable cabinet/showcase displays
5. Monitored burglar alarm system
6. Hold up buttons
7. CCTV coverage of all areas of stores with one year video retention
8. Secure vault room, where the majority of cannabis will be stored
9. Access control for restricted areas of store
10. Cash safe and cash deposit boxes for POS
11. Armoured car pickup and delivery

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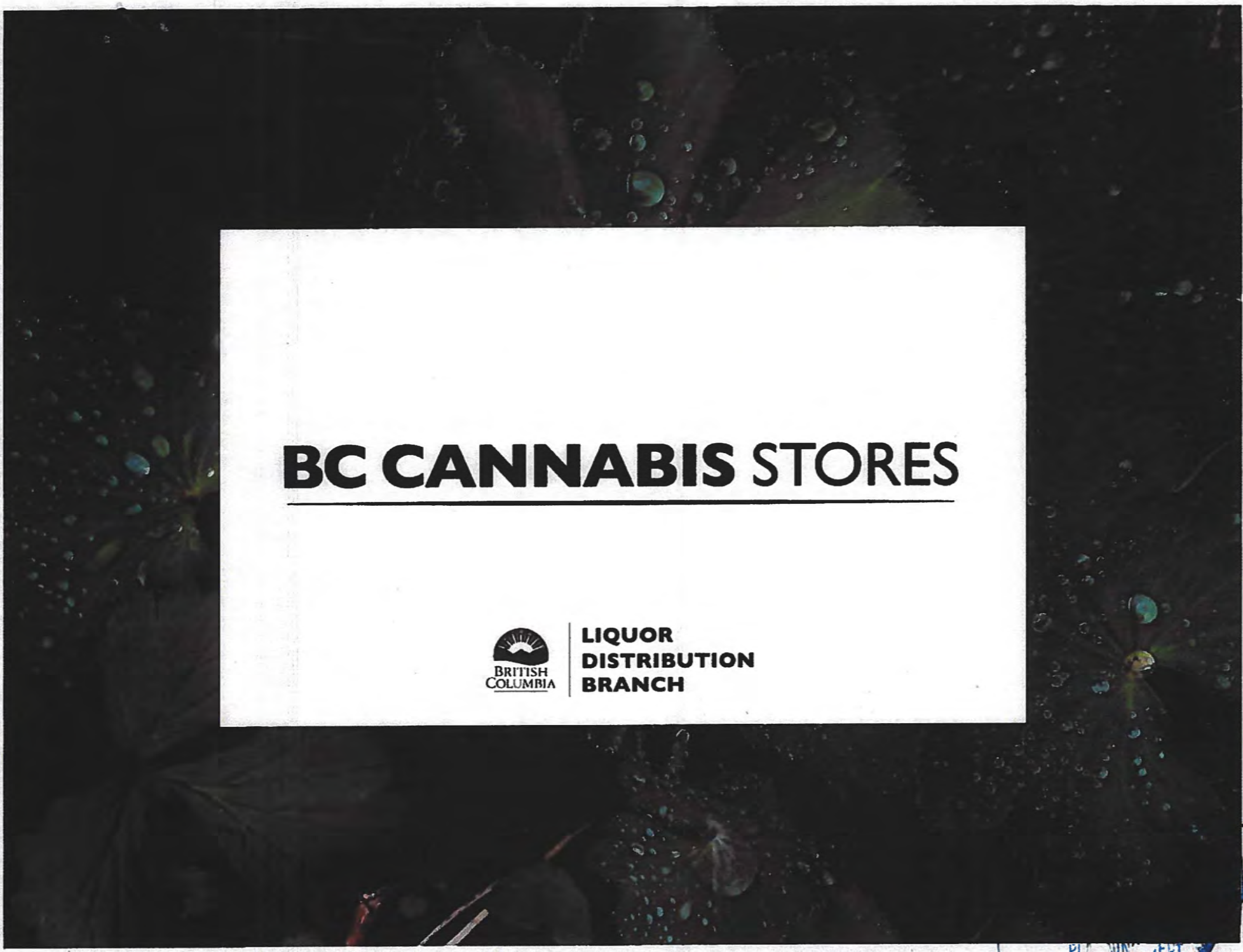
The BCLDB also has its own Corporate Loss Prevention Manual which consists of what to do in the event of criminal activity at our locations, how to deal with Store Emergencies, Currency, Physical Security, Employee Conduct, Documentation of Incidents and Injuries, and a number of appendices. This is a 63 page document that is made available internally to our Cannabis employees. We also employ training in regards to staff safety titled "Keep It Safe" to all employees.

Questions can be directed to:

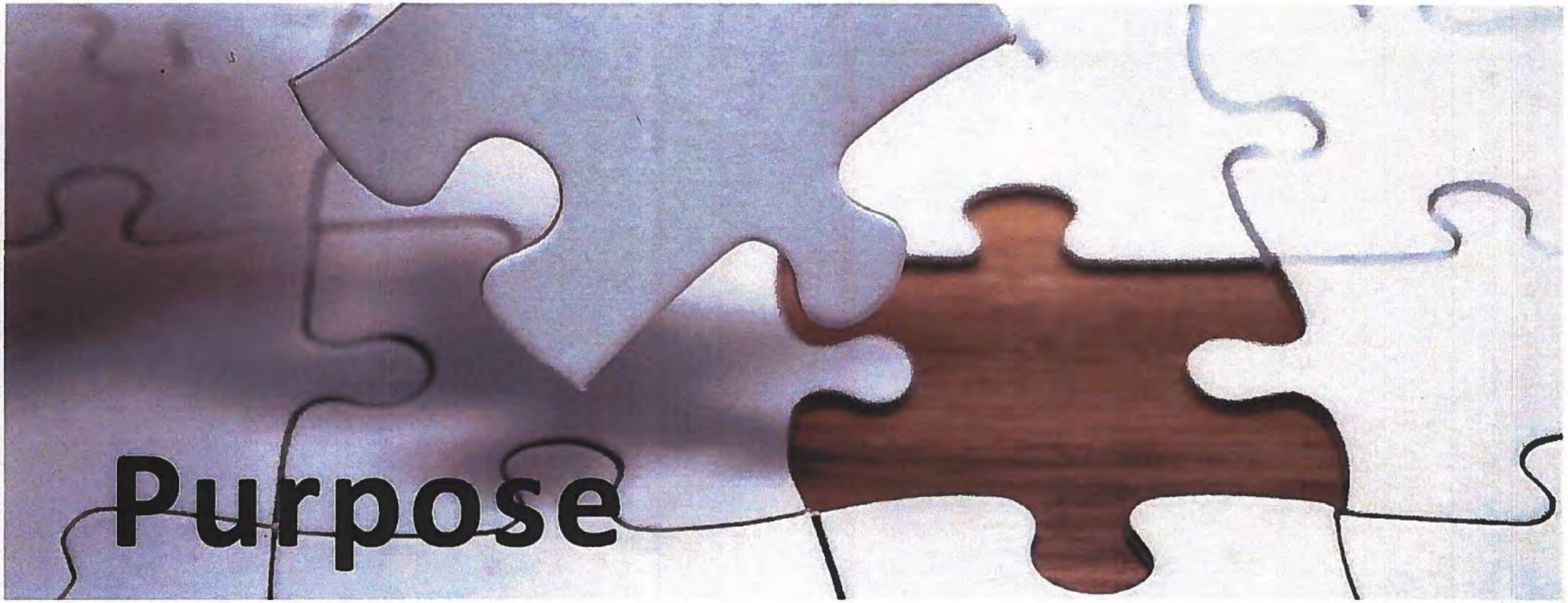
Brendan Alexander
Director, Corporate Loss Prevention
British Columbia Liquor Distribution Branch
[redacted]



BC CANNABIS STORES

BRITISH COLUMBIA

LIQUOR
DISTRIBUTION
BRANCH



To make high-quality cannabis products and education available to all customers – from the discerning to the new – through responsible channels that provide expert and friendly service.

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Social responsibility messages instore

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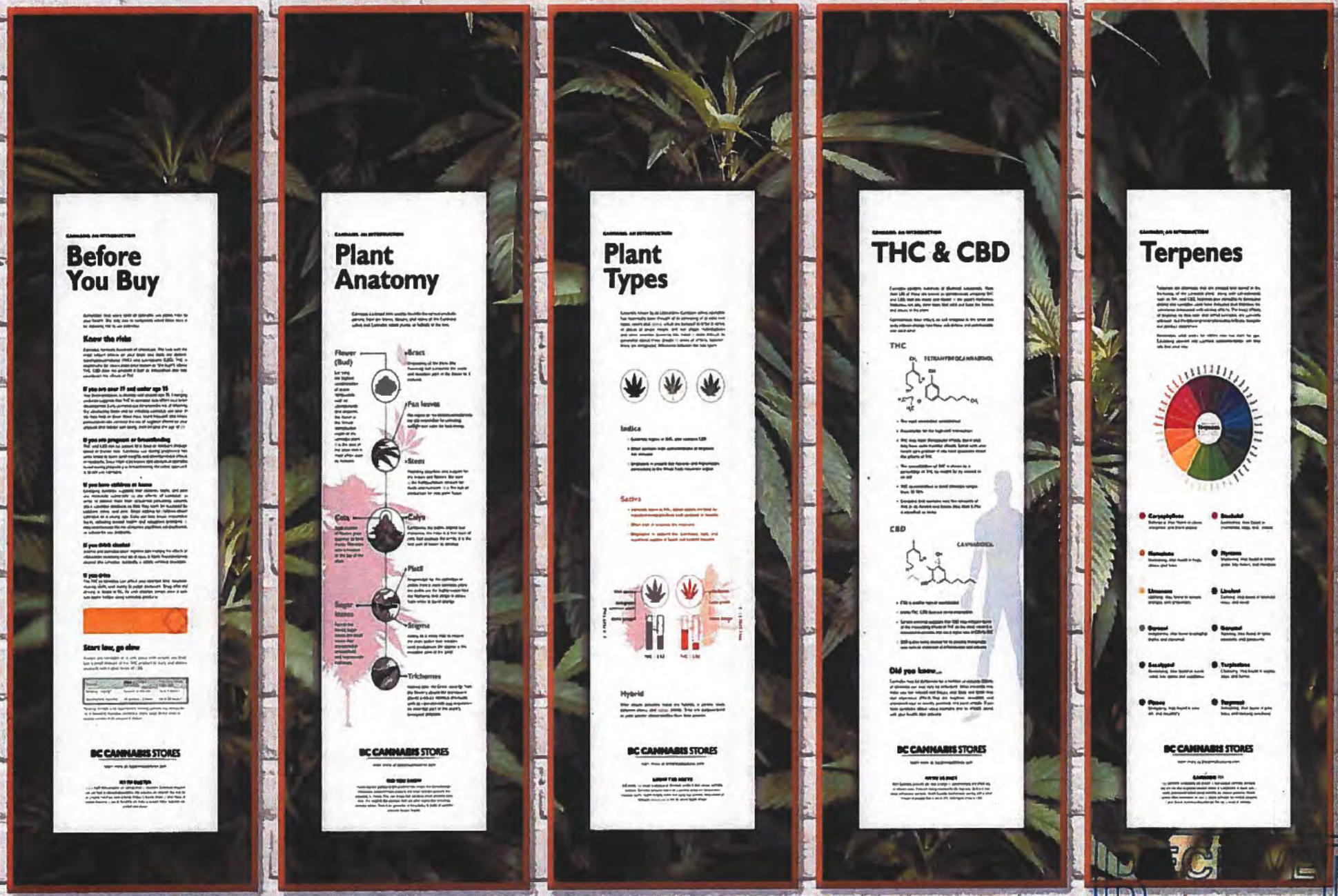
Information and education messages instore



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Safety and security is our top priority.

Customer, employee and community safety is paramount.

- Superior intruder and fire monitoring systems maximize response time and minimize losses.
- Interior and exterior camera surveillance used to deter theft.
- Locking valuable accessories in tempered glass display cases prevents shoplifting and creates an added barrier for burglars.
- A secure storage room keeps regulated product out of sight from minors and out of reach from shoplifters.
- Durable and reliable commercial-grade doors and locks secure our store premises.
- Smash-resistant windows obstruct vandalism and break-ins.
- Attractive and visible on-premise signage of security measures deter would-be thieves and criminals.

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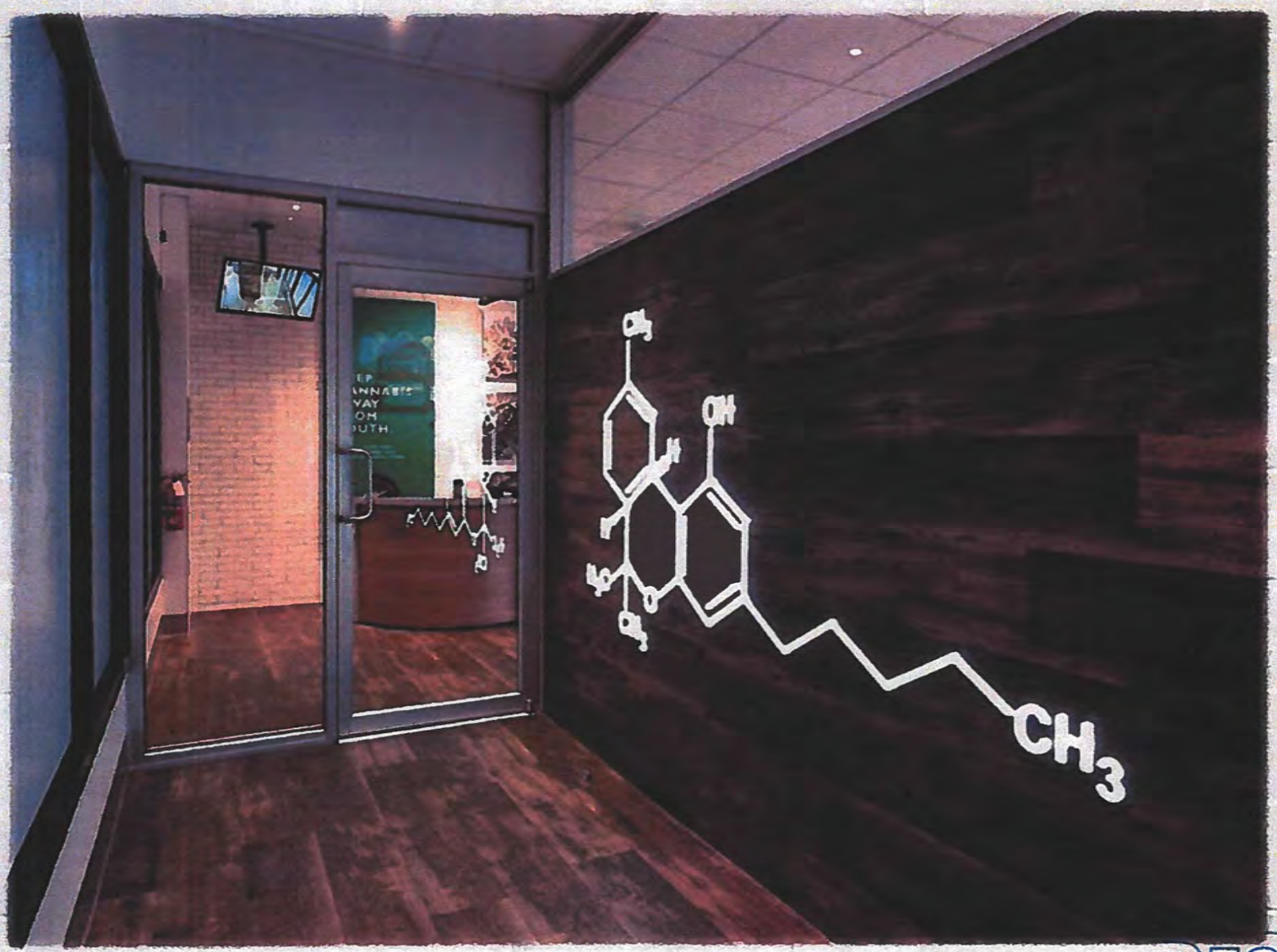
A reputable place to work.

We take pride in being named one of BC's Top Employers time and time again.

- Mandatory Enhanced Security Screening is completed for all employees.
- Comprehensive product knowledge and customer service training are integral to the product consultant onboarding experience.
- As with liquor, we mandate a Serving It Right equivalent certification for all product consultants.

Welcome to BC Cannabis Stores



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Restricted Access: 2 ID Check

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Open & bright interior

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Bud display pods

RECEIVED
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All product secured safely

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