

# Request for Decision



To: Regular Meeting

From: **Development, Engineering & Planning**

Date: March 25, 2019

Subject: Quantum 1 Non-Medical Cannabis Retail Licence Application

Recommendation: **THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Quantum 1 Cannabis Corp at 317 Market Avenue.**

**THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Quantum 1 Cannabis Corp at 317 Market Avenue.**

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## Background

The applicant, QUANTUM 1 CANNABIS CORP., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) Licence proposed to be located at 317 Market Avenue legally described as Lot 2, Block 11, Plan KAP23, District Lot 108, SDYD, Pt Coloured Red on PI annexed as AFB Vol 4, FO 517, No. 5467A; Lot 1, Block 11, KAP23, District Lot 108, SDYD, EXC PID:010-167-463, 010-167-480, 010-167-463.

The proposed Non-Medical Cannabis Store development is located in the Historic Downtown Development Permit Area (HD). Cannabis Retail is a permitted use in the zone. The proposed development does not trigger the requirement for a development permit as the proposed signage is generally consistent with the existing canopy sign and no changes are proposed for the exterior of the building.

Written public feedback was solicited through notices placed on the City's website and in the February 27<sup>th</sup> and March 6<sup>th</sup>, 2019 issues of the Grand Forks Gazette. Written and verbal public feedback was also gathered through a public feedback session held on March 11<sup>th</sup>, 2019.

The application package submitted shows that the existing retail space is being converted to a Non-Medical Cannabis Retail Store.

## Ownership

**Owner(s):**

1179711 BC LTD  
1350 William Street  
Vancouver, BC  
V5L 2P5

**Agent:**

## **Zoning and Policy Context**

The property is approximately 0.152 acres in size. The property is zoned Core Commercial (CC) in Zoning Bylaw 2039. The Zoning Bylaw permits Non-Medical Cannabis Retail Stores in the CC zone.

The proposed Non-Medical Cannabis Retail Store would be located in the historic downtown commercial core where there is a mix of retail commercial uses. To the best of staff's knowledge, the retail stores and occupancies within 100m of this location cater to clients of all ages and are not specific to, or more, youth centered. The proposed non-medical cannabis store meets the regulations in Section 58 of the Zoning Bylaw.

The property is in the Historic Downtown Development Permit Area (HD) in the Official Community Plan (OCP). As part of the Core Commercial area of the City, it is subject to the DPA guidelines respecting site design, and building form and character identified in the OCP. An aerial photo showing the location of the proposed non-medical cannabis retail store is shown in Appendix 1 attached.

As shown on Appendix 2 attached, the redevelopment entails interior renovations to the building and changing the canopy sign. The proposed canopy sign is generally consistent with the existing canopy sign.

**Proposed Hours of Operation:**

The proposed hours of operation 9:00am to 11:00pm daily.

The zoning bylaw is silent on the permitted hours of operation for a non-medical cannabis store. The LCRB regulations state that a licensee may sell non-medical cannabis at their store between the hours of 9 am and 11 pm unless their hours are further restricted by the local government and/or indigenous nation for the area in which the store is located giving council the ability to restrict the hours of operation.

## **Comments from advertising and Public Feedback Session**

Written public feedback was solicited through notices placed on the City's website and in the February 27<sup>th</sup> and March 6<sup>th</sup>, 2019 issues of the Grand Forks Gazette (see Appendix 4). Written and verbal public feedback was also gathered through a public feedback session held on March 11<sup>th</sup>, 2019.

No person came forward to speak for, or against the proposed Non-Medical Cannabis retail store licence application at the public feedback session held on March 11<sup>th</sup>, 2019.

Two (2) letters received spoke against issuing a non-medical cannabis licence for this location. The letters are attached as Appendix 3. The letters spoke to reducing harmful cannabis patterns of consumption by:

- Locating the retail store in an area that reduces exposure to cannabis marketing/modelling to youth.
- Distancing the retail store from places children and youth frequent.

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## Benefits or Impacts

### General

### Strategic Impact



#### Community Engagement

- Newspaper ads were placed in the February 27<sup>th</sup> and March 6<sup>th</sup> issues of the Grand Forks Gazette
- Notices were placed on the City of Grand Forks website
- A public feedback session was held on March 11<sup>th</sup>, 2019
- Written comments were accepted and will be forwarded to the LCRB.



#### Economic Growth

- May provide additional jobs and growth opportunities for the existing business.

### Policy/Legislation

Zoning Bylaw, Official Community Plan, Cannabis control and Licensing Act

## Attachments

Appendix 1

Page 1: Aerial Photo  
Appendix 2  
Page 1: Layout and Canopy Sign  
Appendix 3  
Page 1: Written feedback received  
Appendix 4  
Page 1-2: Ads in the Grand Forks Gazette

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## **Recommendation**

**THAT Council receives the report for a POSITIVE recommendation for the Non-Medical Cannabis Retail Store Licence application from Quantum 1 Cannabis Corp at 317 Market Avenue.**

**THAT Council approves the operating hours for the proposed Non-Medical Cannabis Retail Licence store to be operated by Quantum 1 Cannabis Corp at 317 Market Avenue.**

## **Options**

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

## Report Approval Details

Document Title:	2019-03-25-BL-RQUA50-Quantum1_Cannabis_RFD.docx
Attachments:	<ul style="list-style-type: none"><li>- 2019-03-25-Appendix_1_Cannabis_Retail_317_Market_Ave-Aerial.pdf</li><li>- 2019-03-25-Appendix_2_Cannabis_Retail_317_Market_Ave-Layout.pdf</li><li>- 2019-03-25-Appendix_3_Cannabis_Retail_317_Market_Ave-Letters_Redacted.pdf</li><li>- 2019-03-25-Appendix_4_Cannabis_Retail_317_Market_Ave-GazetteAds.pdf</li></ul>
Final Approval Date:	Mar 19, 2019

This report and all of its attachments were approved and signed as outlined below:

**Dolores Sheets - Mar 19, 2019 - 3:12 PM**

**Diane Heinrich - Mar 19, 2019 - 3:26 PM**