

**ATTACHMENT F**  
**NEIGHBOURHOOD REFERRAL RESPONSE**

1 of 2

Wellington Action Committee  
3922 Corunna Ave  
Nanaimo BC

March 13, 2019

City of Nanaimo  
Planning Department  
Nanaimo BC

**RE: Cannabis Retail Rezoning Application – RA413 - 3923 Victoria Avenue**

I would like to again thank the City of Nanaimo for taking the time to inform and involve Nanaimo neighbourhoods.

The Wellington Community Association owns and operates the Wellington Community Hall, which is located directly behind the subject property. The position of the association is unavoidably affected by the fact that it has to consider the both the Neighbourhood, and the thousand or so people who come to our neighbourhood to use the Community Hall as a community centre. I hope the city will understand that while we act as the neighbourhood association, the operation of the Wellington Community Hall is the primary purpose of the Wellington Community Association, and we are compelled to consider the community hall and its users in our consideration of this rezoning application.

As a neighbourhood group the community association is neutral on Cannabis Retail and supports the site specific review policy of the city so long as the criteria is applied consistently and fairly.

**Relevant Site Considerations for 3923 Victoria Ave**

In regards to the appropriateness of 3923 Victoria Avenue, we request the city consider this cannabis retail rezoning application in the full context of both its location and the Community Hall so that it can be used as precedent without controversy. For example would the city allow a cannabis retail outlet to adjoin:

- Community Centre Operated by the city,
- A Church with young children,
- Guiding or scouting hall or assembly place explicitly intended for use by children and teens,
- City or privately owned exercise and/or dance facility,
- A site with both historical and future use related to schools and childcare.

**R E C E I V E D**  
**RA413**  
**2019-MAR-13**  
Current Planning

In addition to the above considerations, we would like the city to consider how many Cannabis Retail Outlets are appropriate for a neighbourhood, particularly when the application is a designated neighbourhood centre and there may already be an approved Cannabis Retail Outlet located a short walk away?

### **3923 Victoria Avenue site plan and restrictions**

The Community Association has experience with cannabis retail operations as the City allowed an illegal cannabis retail operation to operate adjacent to a portion of the Wellington Community Hall property. This Cannabis Retail Outlet had a negative impact on the Community Hall by virtue of the petty crime which arose. Based on this experience we have previously advised city planners that cannabis retail locations which are easily patrolled from all sides, or isolated from neighbours, would be ideal.

Notwithstanding the city's future determination on the appropriateness of 3923 Victoria Ave for a cannabis retail outlet, based on the Community Association's past experience, it believes the following site features and restrictions must exist:

1. To prevent second-hand smoke affecting children, church, exercise, dance and other community centre activities:
  - a. A complete and enforceable ban on smoking on or near the subject property.
  - b. Elimination of building odours and fumes with appropriate filtration system meeting standards set and monitored by the city.
2. To reduce petty criminals cutting through adjacent properties and their fences: Installation of a solid fence on rear and side yards of appropriate height.
3. Prohibit advertising or signage which is directed towards the Community Hall or its parking lots.

Respectfully,



David Murchie

Wellington Action Committee - President