

DATE OF MEETING | April 1, 2019

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING

SUBJECT | **REZONING APPLICATION NO. RA417 - 510 FIFTH STREET**

OVERVIEW

Purpose of Report

To present Council with an application to amend the existing zoning of the property located at 510 Fifth Street to allow "Cannabis Retail Store" as a site-specific use in the City Commercial Centre (CC3) Zone.

Recommendation

1. That "Zoning Amendment Bylaw 2019 No. 4500.140" (To rezone 510 Fifth Street to allow "Cannabis Retail Store" as a site-specific use in the City Commercial Centre [CC3] Zone) pass first reading;
2. That "Zoning Amendment Bylaw 2019 No. 4500.140" pass second reading; and
3. That Council direct Staff to secure the amenity contribution and BC Liquor and Cannabis Regulation Branch approval prior to adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA417, was received from Alex Rob on behalf of Harewood Investments Ltd., for 510 Fifth Street. The applicant proposes to amend the existing CC3 Zone to allow "Cannabis Retail Store" as a site-specific use for the subject property.

The City of Nanaimo adopted amendments to City of Nanaimo "Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") on 2018-SEP-17 and established a Cannabis Retail Store (CRS) Rezoning Criteria policy to consider future applications for CRS developments in anticipation of changing Federal and Provincial legislation. Following the enactment of new legislation to decriminalize cannabis consumption and legalize the retail sale and distribution of Provincially-licensed cannabis product, the City of Nanaimo began receiving CRS rezoning applications on 2018-OCT-22.

To date, three other cannabis applications have been reviewed by Council:

Application No. #	Address	Status
RA406	111 Nicol Street, Unit 115	Received third reading on 2019-FEB-07
RA410	1599 Dufferin Crescent, Unit 9	Received first and second reading received on 2019-MAR-04.
RA415	2220 Bowen Road, Unit 9	Received first and second reading on 2019-MAR-18.

In total, Staff have received 15 CRS rezoning applications to date.

Subject property and Site Context

<i>Location</i>	The subject property contains the University Village Shopping Centre, located in Harewood.
<i>Total Lot Area</i>	3.48 ha
<i>Current Zone</i>	CC3 - City Commercial Centre
<i>Proposed Zone</i>	CC3 with site-specific "Cannabis Retail Store" use
<i>Official Community Plan (OCP) Designation</i>	Neighbourhood Commercial Centre
<i>Neighbourhood Plan Designation</i>	Neighbourhood Commercial Centre
<i>Proximity to nearest school</i>	Approximately 300m (Georgia Avenue Elementary)
<i>Proximity to nearest licensed daycare</i>	Approximately 394m (Home based daycare - Howard Avenue)
<i>Proximity to nearest CRS</i>	Approximately 1.2 km (111 Nicol Street)

The proposed CRS will be located on the east side (Bruce Avenue frontage) of the University Village Shopping Centre in front of the Shoppers Drug Mart. Other uses within the shopping centre include a grocery store, liquor store, restaurants, and retail stores. Surrounding land uses include single family and multiple dwelling residential housing.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property to allow "Cannabis Retail Store" use in addition to the existing CC3 permitted uses. While the CC3 Zone allows "retail" as a permitted use, a CRS requires site-specific rezoning.

The CRS retail unit is approximately 175m² in size. The applicant is proposing operating hours from 9 am to 11 pm daily.

Provincial Licensing Requirements

The City was advised by the BC Liquor and Cannabis Regulation Branch (LCRB) that an application for a non-medical cannabis retail licence has been made for the subject property.

As part of the LCRB's review, the branch determines if the applicant is "fit and proper" to receive a licence, in accordance with Section 23(1) of the *Cannabis Act* (Bill 30), based on indicators such as financial integrity and security screening. The LCRB will advise the City of the results of the "fit and proper" assessment.

The LCRB will not proceed with a licensing application unless the local government submits a positive recommendation to the LCRB indicating that the proposed CRS use is permitted.

Official Community Plan / Harewood Neighbourhood Plan

The Official Community Plan (OCP) and Harewood Neighbourhood Plan designates the subject property as Neighbourhood Commercial Centre. Uses in commercial centres include community services and facilities, personal service, and commercial and retail facilities. The proposed CRS generally complies with the intent of the Neighbourhood Commercial Centre land use designation.

Cannabis Retail Store Rezoning Criteria

The following table summarizes how the proposed rezoning addresses the Cannabis Retail Store Rezoning Criteria, adopted by Council on 2018-SEP-17, which are intended to inform Council for consideration of the rezoning application:

Criteria		Response
Location		
1.1	The proposed CRS should be located on, or in close proximity to a provincial highway, urban arterial or urban major collector road, as defined in the City's Functional Road Classification Working Plan; or in an Urban Node, Commercial Centre or Corridor as designated in the City's OCP.	The proposed CRS is located within the University Village Shopping Centre, which is designated as a Neighbourhood Commercial Centre within the OCP. The CRS will be located on the Bruce Avenue side of the shopping centre. The shopping centre is accessible from Bruce Avenue, Fifth Street, and Georgia Avenue. Both Bruce Avenue and Fifth Street are classified as urban major collector roads. Georgia Avenue is considered a neighbourhood road.
1.2	The proposed CRS should not be located directly adjacent, or in close proximity to a school or licensed daycare facility. A minimum separation of 200m from these facilities is considered necessary, as measured from the front door of the CRS to the school or daycare property line.	<p>The proposed CRS is more than 200m from the nearest school or licensed daycare property.</p> <p>The closest school is Georgia Avenue Elementary, which is approximately 300m from the proposed CRS.</p> <p>The closest licensed daycare property is approximately 398m from the proposed CRS location.</p> <p>Island Health (Community Care and Licensing) and School District 68 have no objection to the application.</p>
1.3.	The proposed CRS should not be located within 200m of another CRS as measured from the front doors of the CRS. Where the CRS is to be located within a dense urban area (i.e. downtown), consideration shall be given to the overall urban density and context of the area.	The proposed CRS is more than 200m from the nearest proposed CRS (111 Nicol Street), which is located approximately 1.2km away.

<i>Building or Site</i>	
2.1. The size of the proposed CRS should be consistent with the nature of the immediate area and the size of existing retail stores within the area.	The proposed CRS will be located within an existing shopping centre. The proposed retail space is long and narrow. As such, while the store frontage will be prominent, the size of the unit (175m ²) is small. Larger retail stores, including the existing liquor store (390m ²), exist within the shopping centre.
2.2. The design of the proposed CRS should enhance or improve the aesthetics of the surrounding area, not detract from them.	The proposed façade of the CRS is consistent with other units in the surrounding area. Staff note the CRS unit is self-contained with a separate façade and entrance facing Bruce Avenue and doesn't have an internal connection to Shoppers Drug Mart.
2.2.1. The revitalization of heritage buildings is encouraged.	N/A
2.3. Outside the downtown core, consideration should be given to a requirement for onsite parking and loading for every CRS.	The proposed CRS will be located within an existing commercial unit within a shopping centre. No additional parking will be required.
<i>Community Impact</i>	
3.1. The applicant must outline their awareness of potential negative impacts of the proposed CRS on the community, and must identify the specific measures that will be taken to minimize or prevent these impacts from occurring.	The applicant has provided a community impact statement within their Letter of Rationale (Attachment E) that addresses concerns related to consumption onsite, public health, security, odour, and sales to minors.
3.1.1. Possible measures could include efforts to prevent service to minors, minimize smells, prevent smoking or cannabis consumption on or near the premises, property maintenance, and beautification programs designed to prevent unsightliness, etc.	The applicant proposes the following mitigation measures: <ul style="list-style-type: none"> • Require customers to produce government photo identification; • Prevent onsite consumption; • Require ID swipe at Point of Sale system to permit purchasing; • Providing education related to safe consumption; • Maintain a clean, orderly space; and • Install a charcoal air-filtration system.
3.1.2 Consideration must be given to the impact a CRS will have when located in close proximity to libraries, public recreation centres, public community centres, parks, places of worship, and other family-oriented facilities.	The proposed CRS is located approximately 293m from the City-owned sports field at 502 Howard Avenue. No other public facilities are located within close proximity to the proposed CRS.

3.2. Projected traffic volumes and on-street parking demands associated with a proposed CRS should not adversely impact nearby residential and commercial areas.	The proposed CRS will be located within an existing shopping centre and is not anticipated to negatively impact on-street parking.
3.3. The support of the local community, neighbouring property owners, and the local neighbourhood association for the proposed CRS is important to Council's decision.	The subject property is located within the Harewood Neighbourhood Association. The neighbourhood association has no concerns at this time.
3.3.1. The applicant is required to notify all neighbouring property owners within 200m of the subject property of the rezoning application prior to the application proceeding to Council.	The applicant completed notification of the neighbouring properties as outlined in the policy. A development proposal sign has been placed on the property, and if Council gives first and second reading to the bylaw, the application will proceed to public hearing.
3.4. All CRS rezoning applications must be reviewed by the Community Vitality Committee and the RCMP, in addition to being reviewed by the City's Community Planning and Development Committee.	The RCMP have reviewed the proposal and indicated they have no comment. New Council committees have yet to be established; therefore, committee review has not taken place.

In summary, Staff support the proposed rezoning, which substantially complies with Council's policy.

Community Contribution

The applicant proposes a monetary contribution of \$10,000 to be directed to towards a social planning grant and development programs that focus on addictions and mental health.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2019 No. 4500.140", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Contribution* – a monetary contribution of \$10,000 to be direct to towards social planning grant and development programs that focus on addictions and mental health.
2. *LCRB Approval* – confirmation from the LCRB that it has approved the applicant's suitability for a cannabis retail licence.

SUMMARY POINTS

- A rezoning application has been received to allow cannabis retail store use within an existing commercial building as a site-specific use in the CC2 - Neighbourhood Centre Zone for the subject property located at 510 Fifth Street.
- The Provincial Liquor and Cannabis Regulation Branch is reviewing the licensing application for this proposal.
- The application substantially complies with the Cannabis Retail Store Rezoning Criteria.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: School and Licensed Daycare Buffer Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Proposed Floor Plans
ATTACHMENT E: Letter of Rationale/Community Impact Statement
ATTACHMENT F: Community Contribution Proposal
ATTACHMENT G: Aerial Photo
"Zoning Amendment Bylaw 2019 No. 4500.140"

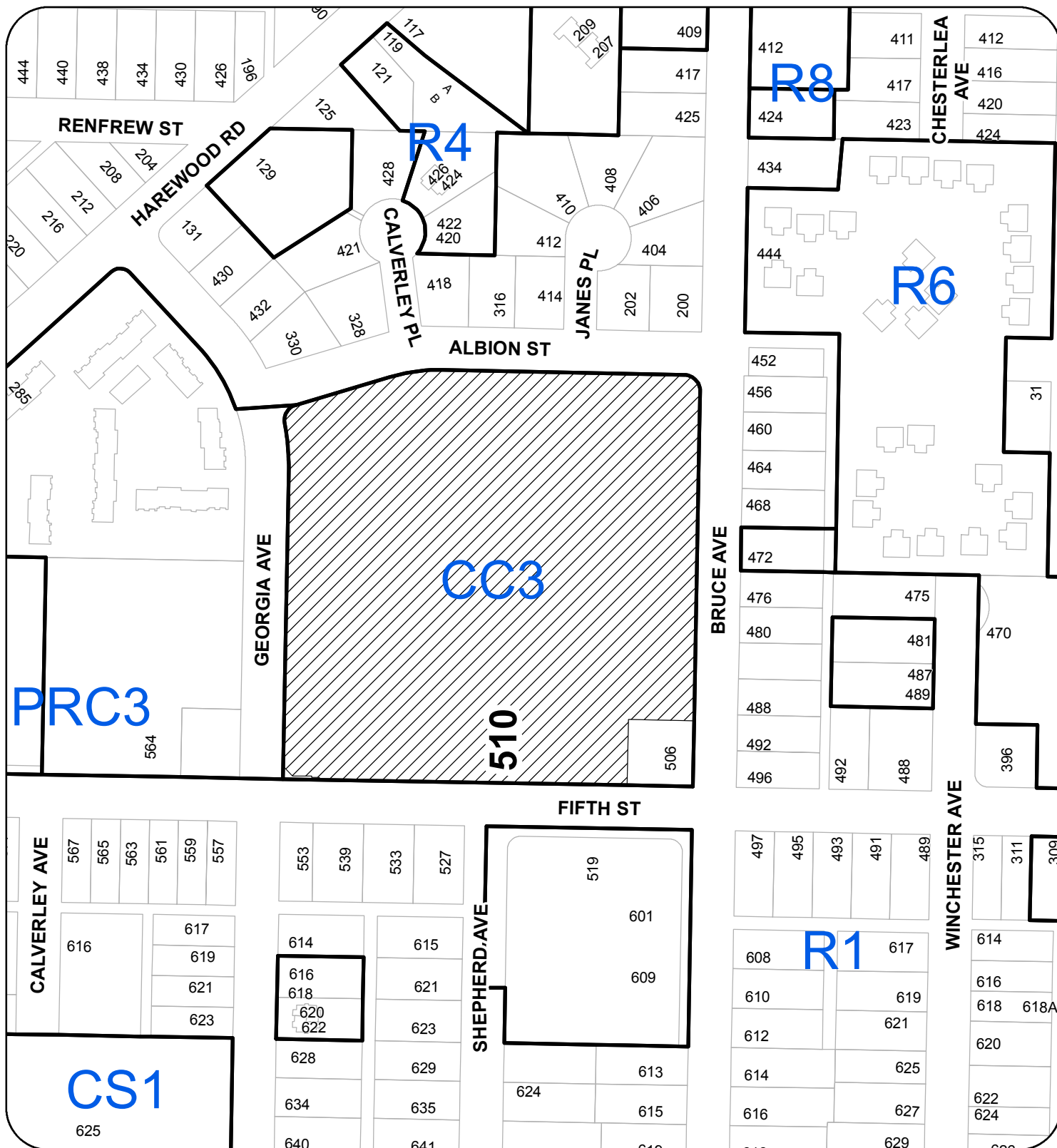
Submitted by:

L. Rowett
Manager, Current Planning

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A LOCATION PLAN



REZONING APPLICATION NO. RA000417

LOCATION PLAN

Civic: 105-510 FIFTH STREET
Legal: LOT A, SECTION 1
NANAIMO DISTRICT
PLAN EPP4522

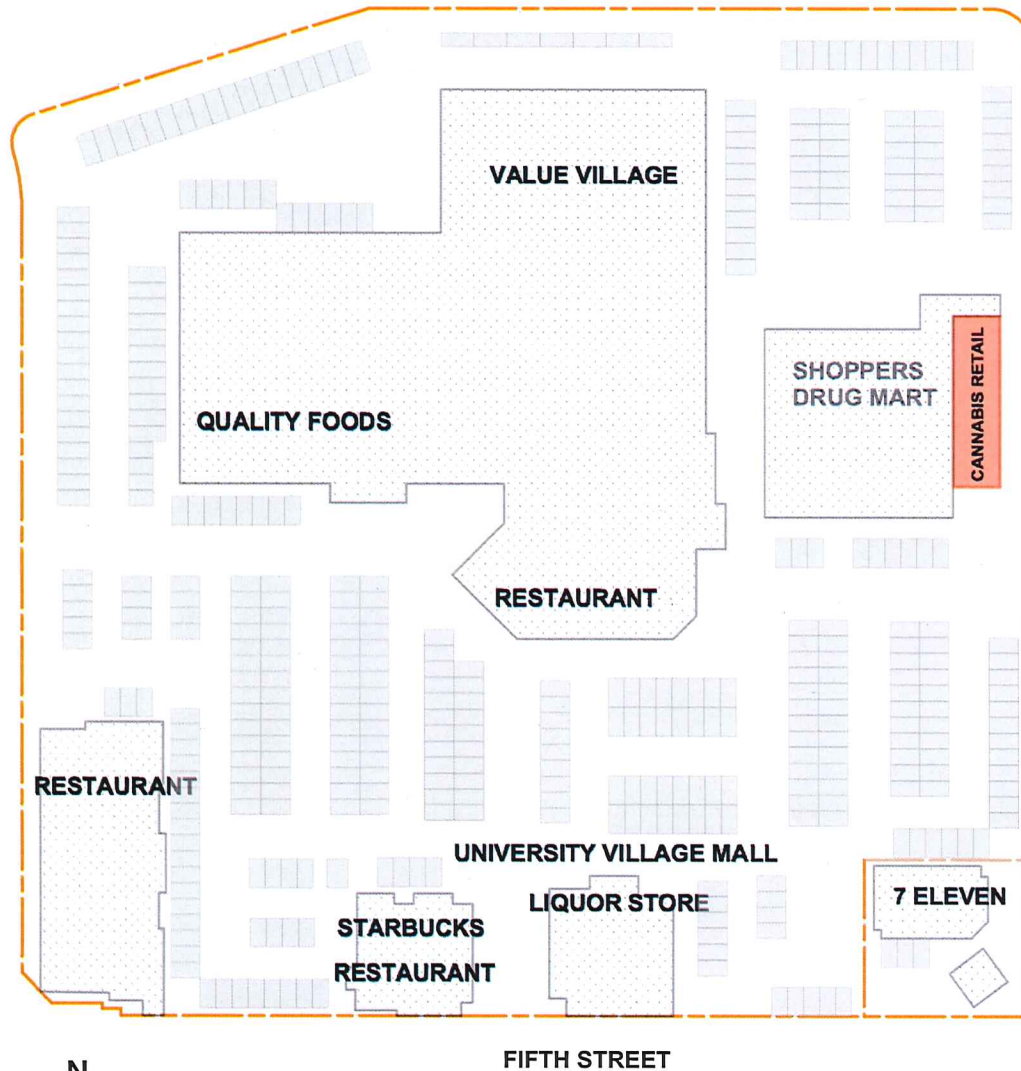


Subject Property

ATTACHMENT B
SCHOOL AND LICENSED DAYCARE BUFFER MAP



ATTACHMENT C SITE PLAN



BRUCE STREET

FIFTH STREET

PROJECT INFORMATION TABLE

Zone (Existing)	CC3
Site Area (sq.m)	34,803
Unit Floor Area (sq.m)	175
Parking Stalls (Required)	7
Parking Stalls (Provided)	7

PARKING REQUIREMENT (Div 7)

Building Class- CC3 City Commercial Centre

Number of Parking Spaces
1 space per 25m2 of floor area

175 m2 floor area/25m2: 7

Required Parking Spaces: 7

TREES~
ISLAND GROWN

105 510 Fifth St
Nanaimo BC

SHEET TITLE:

DATE:
09/24/2018

SCALE:
AS SHOWN

DRAWN:

PROJECT NO.



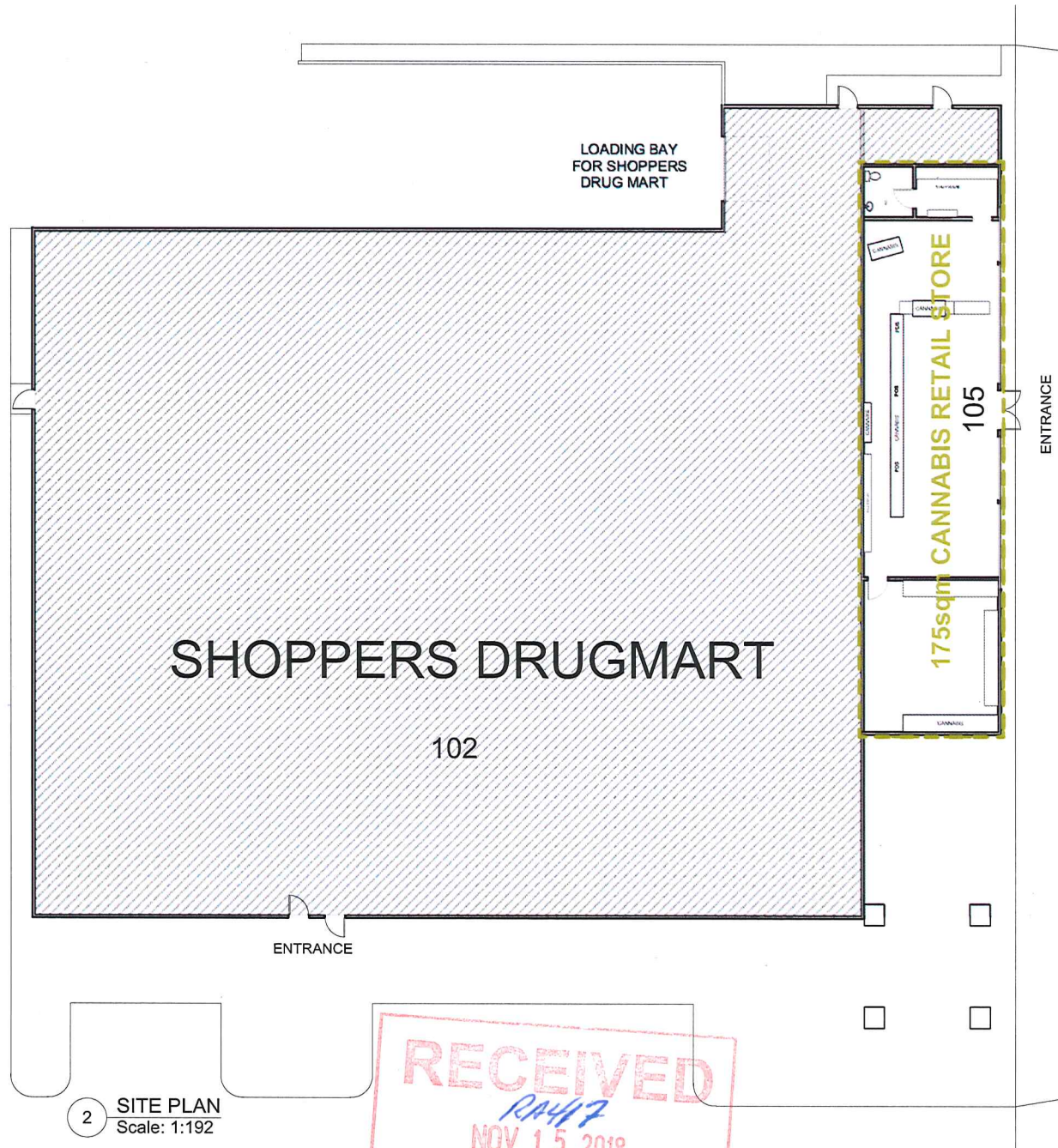
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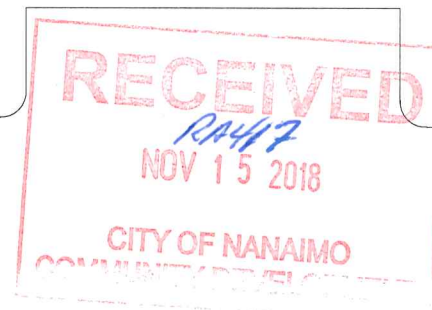
SITE PLAN

RECEIVED
NOV 15 2018
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

ATTACHMENT D
PROPOSED FLOOR PLANS



2 SITE PLAN
Scale: 1:192



TREES~
ISLAND GROWN

105 510 Fifth St
Nanaimo BC

SHEET TITLE:

DATE:
09/24/2018

SCALE:
AS SHOWN

DRAWN:

PROJECT NO.



A001

ATTACHMENT E
LETTER OF RATIONALE / COMMUNITY IMPACT STATEMENT

REZONING RATIONALE

#105-510 Fifth St, Nanaimo, BC



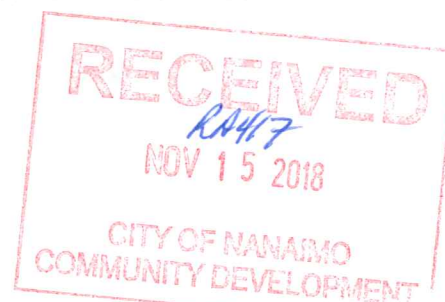
Rezoning rationale - must address potential impacts to neighbourhood and CRS rezoning criteria. Please refer to the Cannabis Retail Store Rezoning Criteria to ensure all points are addressed in this rationale.

It is a pleasure to be submitting this rezoning rationale along with our completed rezoning application as the proposed Cannabis Retail Store (CRS) is perfectly in keeping with the City of Nanaimo's Cannabis Retail Store Rezoning Criteria.

Trees ~ Island Grown takes great pride in being a local, responsible, and community-oriented cannabis retail operator. We seek to transform the image of the cannabis user in the public mind to someone who lives an athletic and artistic lifestyle, and we aim to be an exemplar of a trusted, reliable, transparent and professional neighbourhood cannabis retailer. Our current customer base is comprised of diverse gender, age, socio-economic, and ethnic demographic groups; we will continue to carry a diverse line of LDB-supplied products to appeal to this broad customer base. While Trees ~ Island Grown strives to publicly promote a West Coast, active lifestyle brand, with a focus on local craft cannabis, we cater to a broad market segment.

Our proposed CRS at #105-510 Fifth St. has been operating as a medical cannabis dispensary since July 2018. This location has 1,403 unique members and as of October 17, 2018, has processed 10,931 transactions. With seven locations in Nanaimo and Victoria, Trees ~ Island Grown has a total membership of 52,240. Our members visit our Nanaimo locations from all over the Vancouver Island and many of the neighbouring islands. The size of this proposed CRS is 175 square metres, and proposes to operate between the hours of 9 a.m. to 11 p.m.

All Trees ~ Island Grown locations are equipped with state of the art carbon filtration systems, which create a negative air pressure in the store, preventing any nuisance odours from escaping. Details on other potential negative community impacts and mitigation are addressed on a point-by-point basis in this Rezoning Rationale.



Criteria

1. Location

1.1 The proposed CRS should be located on, or in close proximity to, a provincial highway, urban arterial or urban major collector road, as defined in the City's Functional Road Classification Working Plan, or in an urban node, commercial centre or corridor, as designated in the City's Official Community Plan.

Trees ~ Island Grown response:

The proposed location is in the University Village Mall located at the intersections of Fifth St. and Bruce Ave. This location is ideal as it is an intersection of two urban corridors as envisioned in Nanaimo's Official Community Plan. According to the City's Official Community Plan, commercial services should be concentrated along these types of corridors that serve motorists, pedestrians, cyclists and public transit users. University Village has several anchor tenants including Quality Foods and Shoppers Drug Mart. The proposed CRS location would be convenient for customers, allowing them to find multiple retail and service providers in one location.

1.2 The proposed CRS should not be located directly or adjacent, or in close proximity to a school or licensed daycare facility. A minimum separation of 200m from these facilities is considered necessary, as measured from the front door of the CRS to the school or daycare property line.

Trees ~ Island Grown response:

Our location satisfies this condition with the nearest school, Georgia Avenue Elementary School, being 326m away as measured from the front door of the CRS to the property line of the school in accordance with the CRS criteria. At the time of application, there are no licensed daycare facilities within the 200m buffer zone. The nearest facility is the Trillium Montessori pre-school which is located at a distance greater than 400m (as the crow flies, from door to property line).

1.3 The proposed CRS should not be located within 200m of another CRS as measured from the front doors of the CRS. Where the CRS is to be located within a dense urban area (i.e. downtown) consideration shall be given to the urban density and context of the area.

Trees ~ Island Grown response:

The proposed CRS satisfies this criteria for both existing medical cannabis dispensaries as well as other applicants for provincial non-medical cannabis retail stores to the best of our knowledge at the time of submission.

2. Building & Site

2.1 *The size of the proposed CRS should be consistent with the nature of the immediate area and the size of existing retail stores within the area.*

Trees ~ Island Grown response:

The proposed CRS is 175 square metres. While this retail space is smaller than neighbouring retail spaces such as Bosley's, it is in keeping with smaller tenants within the University Village mall. Due to the location of the proposed CRS as part of a commercial complex, the design of the building matches surrounding businesses.

2.2 *The design of the proposed CRS should enhance or improve the aesthetics of the surrounding area, not detract from them.*

Trees ~ Island Grown response:

The storefront will be beautifully presented in wood trim and a pleasant and welcoming aesthetic. We intend to maintain a plant-filled, wood laden, earthy aesthetic that is pleasing to customers. The exterior windows are tastefully covered in a black and white forest print to comply with the provincial regulation requirement that no cannabis product be visible from the exterior of the CRS.

2.3 *Outside the downtown core, consideration should be given to a requirement for onsite parking and loading for every CRS.*

Trees ~ Island Grown response:

The location provides 4 on street parking spaces. Additionally, the unit being part of University Village Mall provides access to ample off-street parking. Loading occurs through the entrance on Bruce St.

3. Community Impact

3.1 *The applicant must outline his or her awareness of potential negative impacts of the proposed CRS on the community, and must identify the specific measures that will be taken to minimize or prevent these impacts from occurring.*

Trees ~ Island Grown response:

Trees ~ Island Grown attracts a very diverse set of clientele at all of our locations and we have made positive contributions to the neighbourhoods we operate in. At one of our public hearings, Victoria Mayor Lisa Helps praised Trees ~ Island Grown for having "animated the streetscape," and noted that there were no objections from the community regarding our application. Mayor Helps has also stated that we have "set the bar high" for CRS's. Our record in Victoria should be noted as evidence of the minimal negative impacts that our storefronts have on the community. Throughout the four public hearings that have been held regarding our Victoria storefronts, there has not been a single person who has spoken negatively against our application for rezoning, and all of our public hearings have been successful and resulted in a motion to approve by the City Council. Our storefronts attract a large volume of traffic, increase

economic opportunity for nearby businesses, and provide consumer access for residents of the neighbourhood.

3.1.1 Possible measures could include efforts to prevent service to minors, minimize smells, prevent smoking or cannabis consumption on or near the premises, property maintenance and beautification programs designed to prevent unsightliness, etc.

Trees ~ Island Grown response:

Service to minors:

Sales are conducted by professionally trained employees who are highly practiced and experienced in requesting identification from all customers, identifying fake IDs, using appropriate and non-confrontational language when asking for ID, and providing expert cannabis knowledge and suggestions to our customers. All of our employees undergo mandatory criminal background checks and will be certified by the Cannabis Worker Qualification and undergo the training process once it is available. (See: <https://justice.gov.bc.ca/cannabislicensing/policy-document/worker-qualification-home>)

Minimize smells:

All Trees ~ Island Grown locations are equipped with state of the art carbon filtration systems, which create a negative air pressure in the store, preventing any nuisance odours from escaping.

Public Health:

Trees ~ Island Grown takes a proactive approach to minimizing the negative health impacts of cannabis use, and maximizing its beneficial impacts. We have, and will continue to offer public education series to our customers. We have presented information seminars as part of our Higher Learning Series including, "Getting the Most Out of Your Cannabis Experience: Safe Consumption and What's Right for You" and "Cannabis and Your Health: Learn How Cannabis Works with Your Body."

We are also working with major industry producers such as Canopy Growth who are working with M.A.D.D. on public education campaigns around safe consumption. These industry relationships are key in providing professional training to staff as well as to our customers.

Prevention of on-site consumption:

Once the province publicly releases additional information about its requirements and applications for the Cannabis Worker Qualification Program, all of our retail staff will undergo the training and certification program to ensure that their training complies to the standards set out by the province. This training will provide employees the tools necessary to prevent on-site consumption.

We also provide public notices on our stores' community bulletins to keep our customers apprised of all relevant bylaws, such as the prohibition of consumption in public spaces such as

city parks and in the vicinity of the CRS. Additionally, in-store signage reminds customers to be courteous to neighbours and not litter packaging or consume near the CRS. All staff are trained in non-confrontational communication to address any instances of customers breaking the rules.

Additionally, the presence of 24-hour video monitoring and motion detection lighting deters loitering or consumption near the CRS. Staff are trained to observe cameras on the outside, and go out to ask customers not to smoke in the vicinity if they are seen doing so.

Property maintenance and beautification:

The exterior windows are tastefully covered in a black and white forest print to comply with the provincial regulations requirement require that no cannabis product be visible from the exterior of the CRS. This imagery simultaneously serves to promote our brand and invoke a west coast feel familiar to Island residents.

Security:

Security is a concern for all retailers of high value products. All of our storefronts are secured with durable, commercial-grade doors and locks to protect the premises as well as security film on windows. All cannabis products are securely locked behind the counter in staff-only areas of the store, locked at night, and out of the sightline of any minors or passer-bys from any doors or windows. Backstock inventory and cash are safely locked away in a secondary secure cannabis storage room to provide an extra layer of protection. Trees ~ Island Grown locations are equipped with 24/7 intrusion and fire monitoring, and supplemented with video surveillance cameras that monitor all retail areas, cannabis storage areas, entrances, exits, and exteriors. These cameras retain the data for a minimum of 28 days after it is gathered. On-premise signage indicating our security systems are prominently displayed at all of our locations to provide further deterrence for theft or criminal activity. Stores are also equipped with exterior motion-activated security lighting to discourage trespassing, theft, and loitering.

During hours of operations, we ensure that at least two employees are present on the premises at all times. Trees ~ Island Grown locations are also equipped with discreet, under-the-counter panic buttons, which immediately notify Prices Alarm Company, which then notifies the RCMP. All of our employees undergo mandatory criminal background checks and a rigorous training process. As part of our training and employee induction, employees must read our standard operating procedures for incident reporting, maintaining the integrity of their passwords and security codes, and robbery prevention.

Trees ~ Island Grown's presence in the area has contributed to the safety and security of the neighbourhood and may contribute to a decrease in overnight petty crime in the immediate area. The increased foot traffic in the area as a result of Trees business has attracted customers to other nearby businesses, and our staff have kept the area surrounding our business well maintained, clean, and free of litter and other refuse. Our 24-hour high-definition camera

system have also been used to provide information on crimes that have occurred in the neighbourhood after hours.

3.1.2 Consideration must be given to the impact CRS's will have when they are located in close proximity to libraries, public recreation centres, public community centres, parks, places of worship and other family-oriented facilities.

Trees ~ Island Grown response:

The proposed CRS is in an ideal location as it is not in close proximity to any of the above mentioned sites. Harewood Activity Centre is 250m measured from the CRS door to the property line of the park (as the crow flies). St. Paul's Lutheran Church is 317m away, and Harewood Community Church (located in Georgia Avenue Elementary School) is 326m away. Old Harewood School Sports Field is 305m away.

To address any concerns regarding the impact on family-oriented spaces, we have taken several measures. Our signage does not include any reference to cannabis, thus children will not be encouraged to ask their parents questions about the business operation. Our windows are covered with attractive forest imagery that prevents minors from seeing inside the operating store. Our store is also not visible from the park.

As discussed above, in addition to provincially mandated educational literature, we provide pamphlets and bulletin notices on cannabis consumption etiquette to provide information and reminders to not consume in public parks, near the CRS, and to not litter cannabis packaging. One of Trees ~ Island Grown's greatest strengths is our existing workforce who have first-hand, professional knowledge regarding cannabis. This means that they are experienced and well-versed in informal cannabis etiquette, and have worked diligently to ensure that our existing neighbours are happy with our presence in the community.

3.2 Projected traffic volumes and on-street parking demands associated with a proposed CRS should not adversely impact nearby residential and commercial areas.

Trees ~ Island Grown response:

As noted above, the proposed location has adequate on-site and on-street parking. The benefit of this proposed CRS is that we have historical traffic data. On a busy Friday, the location has historically processed 260 transactions in a day. This customer volume has had no negative impact on nearby residential and commercial areas.

3.3 The support of the local community, neighbouring property owners and the local neighbourhood association for the proposed CRS is important to Council's decision.

Trees ~ Island Grown response:

As noted previously, Trees ~ Island Grown has a long history of community engagement and support for our existing locations. We have cultivated community support through financial

support of various local non-profits including: Nanaimo Women's Centre, Nanaimo Foodshare, SPCA, United Way, Unitarian Homeless Center, Island Crisis Care Society, Nanaimo Community Hospice, KidSport, Loaves and Fishes Food Bank, Holistic Wellness Association and the First Unitarian Fellowship, and Crimson Performing Arts Center for Children, and Wisteria Community Association.

ATTACHMENT F
COMMUNITY CONTRIBUTION PROPOSAL

COMMUNITY CONTRIBUTION PROPOSAL

#105-510 Fifth Street



We understand the City of Nanaimo's concerns regarding the additional costs associated with the regulation and administration of cannabis retail, particularly in addressing nuisance issues, impairment, and providing education. In consultation with the Planning Department, we have decided to contribute a \$10,000 community contribution directed to a special round of the Social Planning Grant program that focuses on addictions and mental health.

This financial contribution is only a small aspect of how we plan to contribute to the community. Over the course of our operations as a medical cannabis dispensary in Nanaimo, our stores have provided generous contributions and donations to many local non-profit organizations including: Nanaimo Women's Centre, Nanaimo Foodshare, SPCA, United Way, Unitarian Homeless Center, Island Crisis Care Society, Nanaimo Community Hospice, KidSport, Loaves and Fishes Food Bank, Holistic Wellness Association, First Unitarian Fellowship, and Crimson Performing Arts Center for Children, Wisteria Community Association.

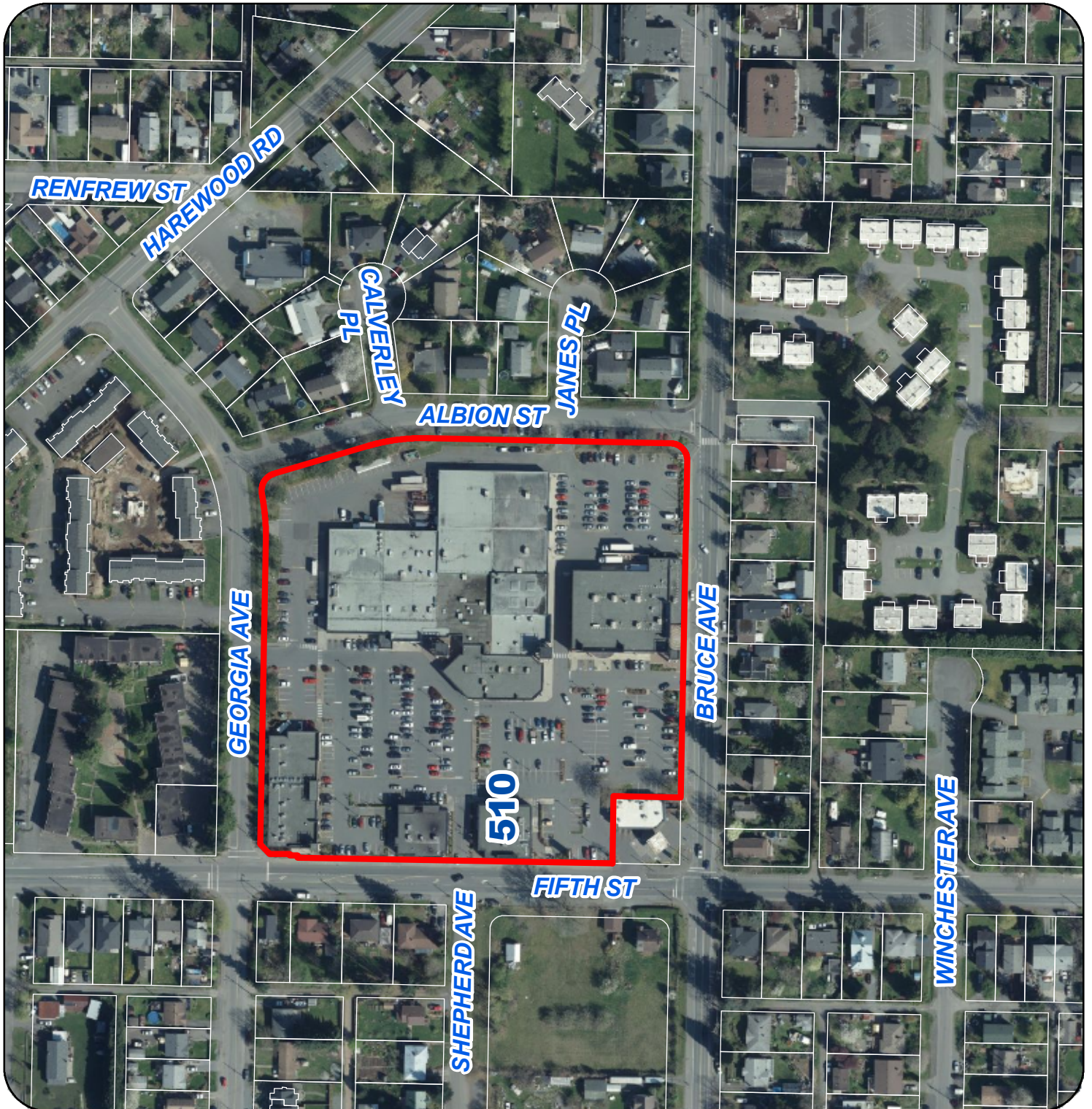
Our first act upon opening this location in the Harewood neighbourhood in July 2018 was to reach out to local non-profit groups working in the community around issues that we feel strongly about, including food security, mental health and addiction, and homelessness. We donated 10% of our profits from the first three months of operations at this location to their respective causes, which amounted to \$1,000 to FoodShare, \$2,000 to Wisteria Community Association (as well as an in-kind donation of a deep-freeze and 30 hours of volunteer work), and \$2,000 to Loaves and Fishes.

As a medical cannabis dispensary, Trees ~ Island Grown also offers the Trees Compassion Subsidy Program, which is 100% internally funded and provides access and personalized consultations for those with a medical need for cannabis, but without the financial resources to pay for product that aid significantly to their quality of living and health needs. Our in-house program offers monthly allotments for low-income, marginalized members of the community with terminal or severely debilitating illnesses. While we will not be able to continue this program under provincial non-medical cannabis regulations, we will strive to find new ways to support this important segment of our customer base.

RECEIVED
RA417
2019-MAR-15
Current Planning

As a community-oriented Island-based business, we are also committed to sourcing our products from local producers. As micro-cultivators and other local Licensed Producers enter the provincial supply stream, we will support these local producers adding value to the local economy.

ATTACHMENT G
AERIAL PHOTO



REZONING APPLICATION NO. RA000417

CITY OF NANAIMO

BYLAW NO. 4500.140

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Zoning Amendment Bylaw 2019 No. 4500.140".
2. The City of Nanaimo "Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP45212 (510 Fifth Street, Unit 105) to allow Cannabis Retail Store as a site-specific use within the City Commercial Centre (CC3) Zone, as shown on Schedule A.

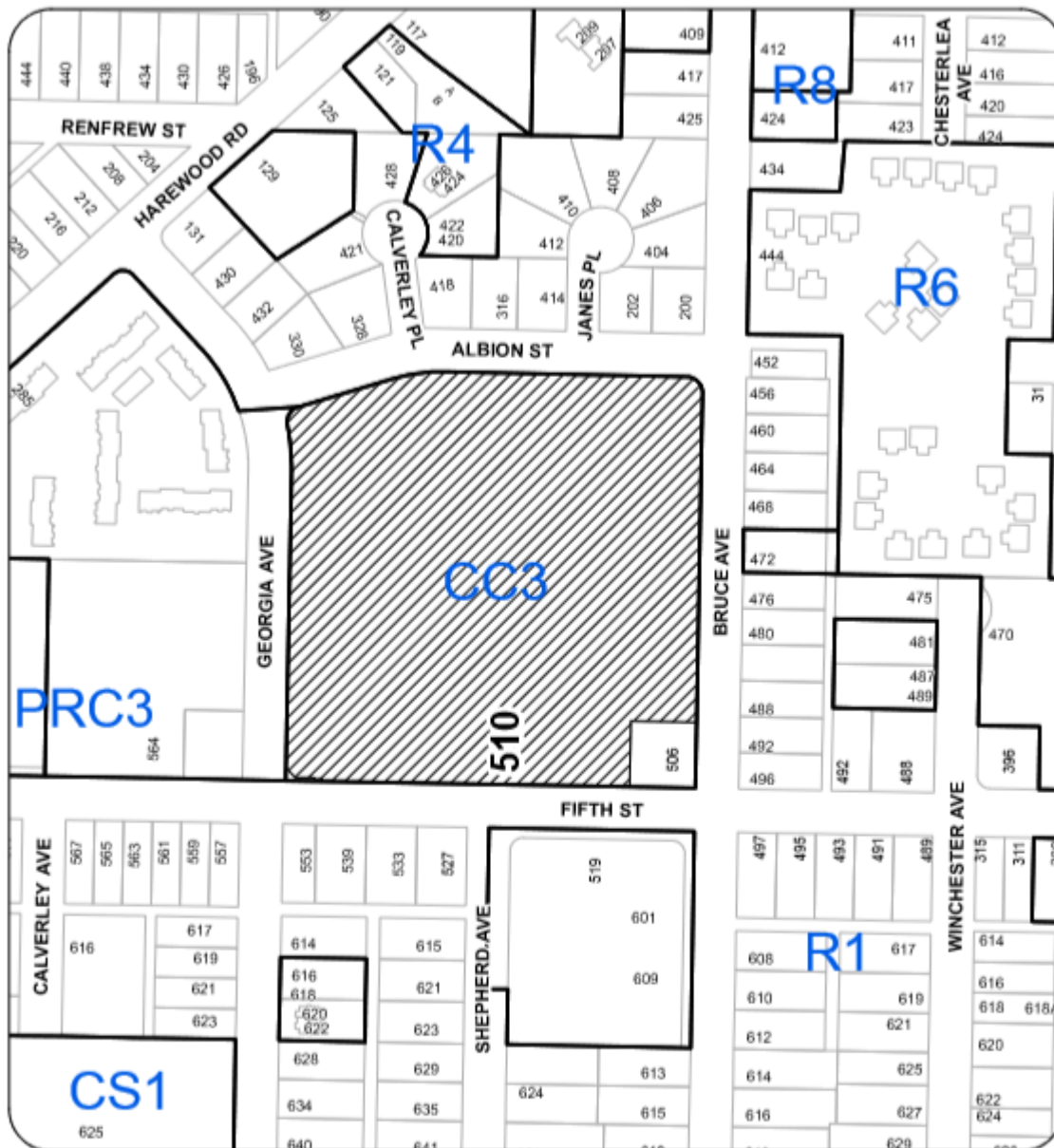
PASSED FIRST READING: _____
PASSED SECOND READING: _____
PUBLIC HEARING HELD: _____
PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000417
Address: 510 Fifth Street

LOCATION PLAN



REZONING APPLICATION NO. RA000417

LOCATION PLAN

Civic: 105-510 FIFTH STREET
Legal: LOT A, SECTION 1
NANAIMO DISTRICT
PLAN EPP45212



 Subject Property