

# ATTACHMENT B

## CANNABIS RETAIL STORE REZONING CRITERIA POLICY REVIEW

### City of Nanaimo Cannabis Retail Store Rezoning Criteria Policy Review

Criteria		Response
<b>Location</b>		
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.	The subject property is located within the Industrial land-use designation and is located in close proximity to a provincial highway.
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.	The proposed CRS is located more than 200m from any licensed daycares or schools, with the nearest school or daycare approximately 3.8km away (the two schools within Nanaimo River No. 4 Reserve and the Regional District of Nanaimo are located outside the 200m radius). Island Health (Community Care and Licensing) has confirmed they have no objections to the application.
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 located approximately 3.8km away from the nearest CRS (the two CRSs within the Regional District of Nanaimo are located outside the 200m radius).
<b>Building or Site</b>		
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 industrial building and limited in scale as an accessory use. Retail is not permitted as a principal use in the surrounding (I4 & AR1) zones.
2.2	The design of the proposed CRS should enhance or improve the aesthetics of the surrounding area, not detract from them.	No building façade changes are proposed. A fascia sign is proposed for the business.
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 industrial building as an accessory use as such no additional parking will be required. Notwithstanding, there is sufficient parking onsite and it is not anticipated to negatively impact parking.
<b>Community Impact</b>		
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 provided a Letter of Rationale (Attachment F) which notes the following: <ul style="list-style-type: none"> <li>The isolated nature of the proposed CRS will limit access from minors.</li> </ul>

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.	<ul style="list-style-type: none"> <li>• The business is committed to the “Selling It Right” program for all retail store employees.</li> <li>• The Cannabis Production and Processing facility has a Health Canada Research and Development license which authorizes program participants to consume or smoke cannabis on the premises within the production areas but not within the retail store.</li> </ul>
3.1.2	Consideration must be given to the impact a CRS 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.	The proposed CRS is located approximately 72m from Jack Point and Biggs Park, which is located on the opposite side of the Duke Point Highway.
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 subject property contains onsite parking and has vehicular access from Maughan Road. Staff do not anticipate the proposed CRS use will negatively impact traffic volumes.
3.3	The support of the local community, neighbouring property owners and the local neighborhood association for the proposed CRS is important to Council's decision.	The subject property is not within a neighbourhood association area.
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 subject property is located within an industrial area and is not located within 200m of a residentially zoned lot.
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. The Community Planning and Development Committee no longer exists.