



City of Port Moody

Report/Recommendation to Council

Date: December 7, 2020
Submitted by: Community Development Department – Policy Planning Division
Subject: 3034 St. Johns Street (Site Specific Cannabis Retail Use) – Bylaw Adoption and Consideration of Related Amenity Contribution Agreement

Purpose

To present Bylaw No. 3250 (Site Specific Cannabis Retail Use – 3034 St. Johns Street) for consideration of adoption and a related amenity contribution agreement.

Recommended Resolutions

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 35, 2020, No. 3250 (Site Specific Cannabis Rezoning – 3034 St. Johns Street – Canoe) be now adopted as recommended in the report dated December 7, 2020 from the Community Development Department – Policy Planning Division regarding 3034 St. Johns Street (Site Specific Cannabis Retail Use) – Bylaw Adoption and Consideration of Related Amenity Contribution Agreement;

AND THAT the Mayor and Corporate Officer be authorized to execute the Amenity Contribution (Gift) agreement document in support of the Cannabis Retail Use related amenity commitments from New Elite Investment (3034 St. Johns Street).

Background

On October 20, 2020, a Public Hearing was held for Bylaw No. 3250 to allow a Cannabis Retail Use at 3034 St. Johns Street (Canoe). At the Special Council Meeting following the Public Hearing, Bylaw No. 3250 was given third reading.

Discussion

The Cannabis Retail Use rezoning application for 3034 St. Johns Street (Canoe) meets the City's requirements for Cannabis Retail Use. These include satisfying the Commercial Retail Zoning and locational requirements in the Council approved Corporate Policy – 09-4300-2019-01 – Cannabis Retail Use, as well as meeting the Business Licensing and Regulation Bylaw requirements.

Bylaw No. 3250

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 35, 2020, No. 3250 (Site Specific Cannabis Rezoning – 3034 St. Johns Street – Cannoe) is a Bylaw to amend the General Commercial (C3) zone to include one site specific Cannabis Retail Use location at 3034 St. Johns Street (Cannoe).

Staff Recommendation

As the applicant and proposed location meet the City's requirements, staff recommend adoption of Bylaw No. 3250 (Site Specific Cannabis Rezoning – 3034 St. Johns Street – Cannoe) (**Attachment 1**).

Voluntary Commitments

During the rezoning application process and Public Hearing, the applicant voluntarily offered financial contributions to be used by the City or other bodies for environmental, recreational, educational, health and safety, or other analogous community purposes. A summary of the applicant's voluntary commitments is as follows:

- contributing \$10,000 to Eagle Ridge Hospital (a one-time donation to be made within 30 days of the first day of operations of the cannabis retail outlet on the Lands);
- living wage and health plan coverage to full-time employees actively employed on the Lands; and
- in-store container recycling program to the extent that such programs remain permissible by law and are available at reasonable cost in the industry.

A draft agreement between the City of Port Moody and the owner New Elite Investments Inc. that outlines these voluntary commitments is included as **Attachment 2**.

Other Option

THAT Bylaw No. 3250 not be adopted.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Civic Engagement Initiatives

Public consultation for allowing a Cannabis Retail Use in Port Moody was conducted in the fall of 2018. The results of the public consultation were presented to Council for their consideration in determining policy directives related to Cannabis Retail Use in the City.

A Public Hearing for Bylaw No. 3250 (Site Specific Cannabis Rezoning – 3034 St. Johns Street – Cannoe) was held on October 20, 2020 in accordance with the City's Development Approval Procedures Bylaw and the *Local Government Act*.

Council Strategic Plan Objectives

The information and recommendations contained in this report align with the Council 2019-2022 Strategic Plan Objectives of exceptional service and healthy city.

Attachments

1. City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 35, 2020, No. 3250 (Site Specific Cannabis Rezoning – 3034 St. Johns Street – Canoe).
2. Draft Amenity Contribution (Gift) Agreement – New Elite Investment Inc.

Report Author

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Policy Planner

Report Approval Details

Document Title:	Site Specific Cannabis Retail Use Bylaw Amendment – Adoption and Consideration of Related Amenity Contribution Agreements.docx
Attachments:	- Attachment 1 - Bylaw No. 3250 (Site Specific Cannabis Rezoning).pdf - Attachment 2 - Community Amenity Agreement.pdf
Final Approval Date:	Dec 17, 2020

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

Mary De Paoli, Manager of Policy Planning - Dec 14, 2020 - 7:51 AM

Kate Zanon, General Manager of Community Development - Dec 14, 2020 - 8:36 AM

Dorothy Shermer, Corporate Officer - Dec 14, 2020 - 11:13 AM

Rosemary Lodge, Manager of Communications and Engagement - Dec 14, 2020 - 5:49 PM

Paul Rockwood, General Manager of Finance and Technology - Dec 15, 2020 - 11:52 AM

Tim Savoie, City Manager - Dec 17, 2020 - 5:16 PM