



City of Port Moody

Report/Recommendation to Council

Date: January 6, 2021
Submitted by: Community Development Department – Policy Planning Division
Subject: 2343 Clarke Street (Site Specific Cannabis Retail Use) – Bylaw Adoption and Consideration of Related Amenity Contribution Agreement

Purpose

To present Bylaw No. 3254 (Site Specific Cannabis Retail Use – 2343 Clarke Street) for consideration of adoption and a related amenity contribution agreement.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 39, 2020, No. 3254 (Site Specific Cannabis Rezoning – 2343 Clarke Street – Happy Hippie Cannabis) be now adopted as recommended in the report dated January 6, 2021 from the Community Development Department – Policy Planning Division regarding 2343 Clarke 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 Happy Hippie Cannabis (2343 Clarke Street).

Background

On October 27, 2020, a Public Hearing was held for Bylaw No. 3254 to allow a Cannabis Retail Use at 2343 Clarke Street (Happy Hippie Cannabis). At the Special Council Meeting following the Public Hearing, Bylaw No. 3254 was given third reading.

Discussion

The Cannabis Retail Use rezoning application for 2343 Clarke Street (Happy Hippie Cannabis) 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. 3254

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 39, 2020, No. 3254 (Site Specific Cannabis Rezoning – 2343 Clarke Street – Happy Hippie Cannabis) is a Bylaw to amend the General Commercial (C3) zone to include one site specific Cannabis Retail Use location at 2343 Clarke Street - Happy Hippie Cannabis.

Staff Recommendation

As the applicant and proposed location meet the City's requirements, staff recommend adoption of Bylaw No. 3254 (Site Specific Cannabis Rezoning – 2343 Clarke Street – Happy Hippie Cannabis) (**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, Share Society, and Port Moody Rotary Club (one time, distributed between three charities); and
- paid staff volunteer program for staff to participate in local events like Shop Local, Golden Spike, and Car Free Day.

A draft agreement between the City of Port Moody and the owner of Happy Hippie Cannabis that outlines these voluntary commitments is included as **Attachment 2**.

Other Option

THAT Bylaw No. 3254 not be adopted.

Financial Implications

There are no financial implications to the City 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. 3254 (Site Specific Cannabis Rezoning – 2343 Clarke Street – Happy Hippie Cannabis) was held on October 27, 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. 39, 2020, No. 3254 (Site Specific Cannabis Rezoning – 2343 Clarke Street – Happy Hippie Cannabis).
2. Draft Amenity Contribution (Gift) Agreement – 1216699 BC Ltd.

Report Author

Jess Daniels
Policy Planner

Report Approval Details

Document Title:	2343 Clarke Street (Site Specific Cannabis Retail Use) – Bylaw Adoption and Consideration of Related Amenity Contribution Agreement.docx
Attachments:	- Attachment 1 - Bylaw No. 3254.pdf - Attachment 2 - Draft Community Amenity Agreement Happy Hippie.pdf
Final Approval Date:	Jan 12, 2021

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

Mary De Paoli, Manager of Policy Planning - Jan 7, 2021 - 4:59 PM

Kate Zanon, General Manager of Community Planning - Jan 8, 2021 - 10:44 AM

Dorothy Shermer, Corporate Officer - Jan 8, 2021 - 4:41 PM

Rosemary Lodge, Manager of Communications and Engagement - Jan 10, 2021 - 12:36 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 10, 2021 - 6:49 PM

Tim Savoie, City Manager - Jan 12, 2021 - 11:04 AM