

**Zoning Amendment
Application for
Cannabis Retail at
1453 Bellevue Avenue**

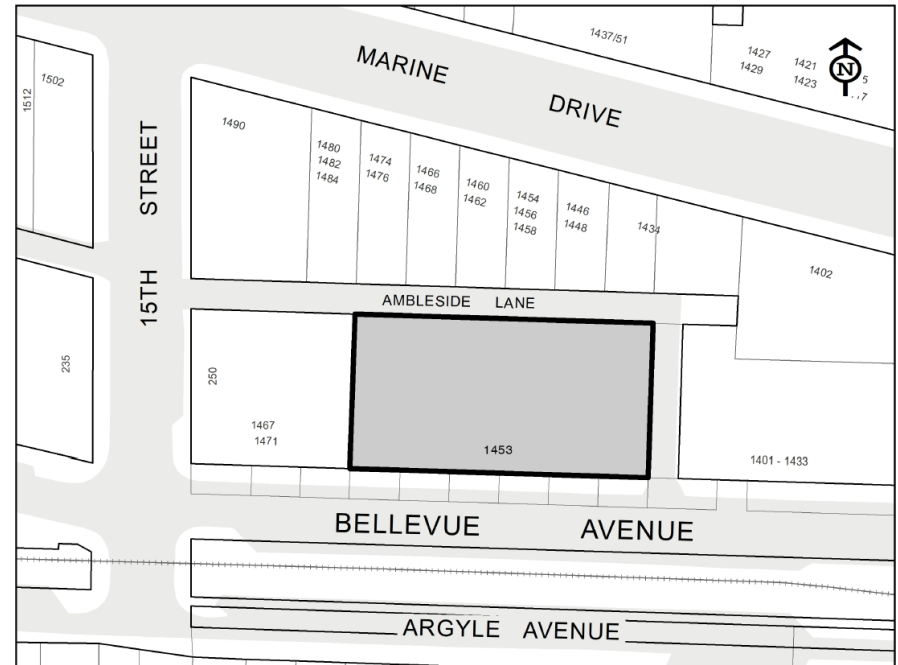


Public Hearing

October 21, 2024

Site and Context

- Ambleside commercial area
- Mid-block on Bellevue Avenue between 14th and 15th Street
- Immediate area consists low rise mixed-use buildings



Proposal

- Zoning amendment application at 1453 Bellevue Avenue
 - Add “Cannabis Sales” to the Ambleside Centre 1 zone for 1453 Bellevue Avenue

Previous Council Decisions

- On December 15, 2021: Council approved the Temporary Use Permit for cannabis retail in the Horseshoe Bay and Ambleside commercial area for a period of three years.

Interim Non-Medical Cannabis Retail Policy

- Criteria:
 - 1) Maximum 1 store in each shopping area
 - 2) 100 m buffer from schools (public and private)
 - 3) 8 m maximum frontage for retail cannabis businesses
- Zoning amendment application meets the Policy
- LCRB Fit and Proper Assessment completed during initial application
- Avenue Cannabis has an active cannabis retail licence with the LCRB

Public Engagement

Preliminary Public Consultation Meeting:

- Applicant-hosted Pre-Application Information Meeting – April 24, 2024
- Notification & information package provided to surrounding neighbours within 100 metres
- 31 members of the public attended the public consultation meeting in support of application

Staff Recommendation

It is recommended that, subject to the public hearing, Council approve the proposed zoning amendment as the proposal:

- Meets the criteria of the Policy
- There have been no bylaw infractions received
- Supports economic diversity

Thank You!
Questions?