



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 October 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 20-37**
AMENDMENT BYLAW NO. 20/21, BYLAW 14365
Government Cannabis Store
Third Reading

ADDRESS: 2-4615 Lougheed Highway

LEGAL: Portion of Lot 3 District Lot 124 Group 1 New Westminster District Plan EPP59173
Except Air Space Plan EPP65160

FROM: CD Comprehensive Development District (based on C3 General Commercial District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 and C3i General Commercial Districts, Brentwood Town Centre Development Plan guidelines, and in accordance with the development plan entitled "Burnaby Brentwood" prepared by Liquor Distribution Branch)

The following information applies to the subject rezoning bylaw:

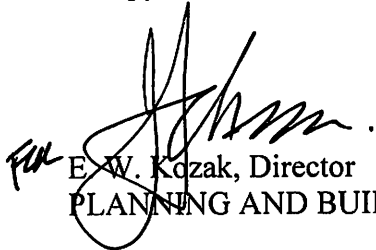
- a) First Reading given on 2021 July 26;
- b) Public Hearing held on 2021 August 31; and,
- c) Second Reading given on 2021 September 20.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b. The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 4.3 of the Public Hearing report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 October 07, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2021 October 25, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.

 E. W. Kozak, Director
PLANNING AND BUILDING

AY:spf

Attachment

cc: Chief Administrative Officer

BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 20, 2021 - BYLAW NO. 14365

Rez. #20-37

#2-4615 Lougheed Highway

From: CD Comprehensive Development District (based on C3 General Commercial District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 and C3i General Commercial Districts, Brentwood Town Centre Development Plan guidelines, and in accordance with the development plan entitled "Burnaby Brentwood" prepared by Liquor Distribution Branch)

Purpose: to permit a government cannabis store within an existing commercial retail unit (CRU)

Applicant: British Columbia Liquor Distribution Branch

23 letters were received in response to the proposed rezoning application:

1. Waii C, 4650 Brentwood Boulevard, Burnaby
2. Philip Nienartowicz, 4650 Brentwood Boulevard, Burnaby
3. Lynda Nguyen, 1955 Alpha Way, Burnaby
4. Michelle Ng, 1955 Alpha Way, Burnaby
5. Angela Yiu, 4510 Halifax Way, Burnaby
6. Xiaoning Xu, 4650 Brentwood Boulevard, Burnaby
7. Chuancong Gao (no address provided)
8. Tianxing Li, 4650 Brentwood Boulevard, Burnaby
9. Zheng Li, 4650 Brentwood Boulevard, Burnaby
10. Ellen Tran, 4650 Brentwood Boulevard, Burnaby
11. Simon Yu, 4605 Brentwood Boulevard, Burnaby
12. Jason Lee, 1955 Alpha Way, Burnaby
13. Chiwon Hong, 4650 Brentwood Boulevard, Burnaby
14. Younghoon Kim, 1955 Alpha Way, Burnaby
15. Kaleim Nathani, 1955 Alpha Way, Burnaby
16. Jun Han Poon, 4650 Brentwood Boulevard, Burnaby
17. Jason Tse, 4650 Brentwood Boulevard, Burnaby
18. Michelle Ho, 4650 Brentwood Boulevard, Burnaby
19. Erica Ho (no address provided)

20. Kevin Nguyen, 4650 Brentwood Boulevard, Burnaby
21. Alexander Tam, 4650 Brentwood Boulevard, Burnaby
22. Alfred Lee, 4650 Brentwood Boulevard, Burnaby
23. Kiem Bang Diep, 4650 Brentwood Boulevard, Burnaby

The following speakers appeared before Council through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Jason Lee, 1955 Alpha Way, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Lee expressed concern regarding the location a cannabis store in a high density, multi-family residential area. The speaker queried if the City had conducted any studies to determine if the proximity of a cannabis store to children would affect the development and/or promote cannabis usage in children and youth.

Louie Lei, 4650 Brentwood Boulevard, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Lei expressed concern regarding the development of children and youth in the area if exposed to a cannabis store in the community. The speaker also expressed concerns regarding the exposure to second hand cannabis smoke.

Jason Lee, 1955 Alpha Way, Burnaby, spoke for a second time in opposition to the proposed rezoning application. The speaker queried if a scientific study had been conducted in regard to the relationship between the proximity of a cannabis store and abnormal development or behavior in children.

Sharon Lei, 4650 Brentwood Boulevard, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern that the cannabis store would attract smokers to the area and expose residents to second hand smoke.

Jason Lee, 1955 Alpha Way, Burnaby, spoke for a third time in opposition to the proposed rezoning application. Mr. Lee advised that cannabis stores should only be allowed in commercial zones, not in residential buildings.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #20-37, Bylaw No. 14365 be terminated.

CARRIED UNANIMOUSLY