

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **RETAIL CANNABIS APPLICATIONS FOR THE NORTHWEST, NORTHEAST, AND SOUTHWEST QUADRANTS**  
**PURPOSE:** To provide Council with recommendations regarding the subject private retail cannabis store applications.

**REFERENCES**

**Address:** 5906 Kingsway  
**Legal:** Lot 73 Except: Part On Reference Plan 61532, District Lot 97 Group 1 New Westminster District 45375  
**Applicant:** 1186354 BC Ltd (Seed and Stone)  
Attention: Vikram Sachdeva  
**Current Zoning:** Community Commercial District (C2)  
**Proposed Zoning:** No Change

**Address:** 180-4112 Lougheed Highway  
**Legal:** Air Space Parcel D District Lot 119 Group 1 New Westminster District Air Space Plan EPP127227  
**Applicant:** 1186354 BC Ltd (Seed & Stone)  
Attention: Vikram Sachdeva  
**Current Zoning:** Comprehensive Development (CD) District, based on the Multiple Family Residential District (RM5s), General Commercial District (C3, C3f), Neighbourhood Institutional District (P1), and Administration and Assembly District (P2)  
**Proposed Zoning:** No Change

**Address:** 204-9855 Austin Road  
**Legal:** Lot 79 District Lot 4 Group 1 New Westminster District Plan 36145 Except Plans BCP5531, EPP10716 and EPP60170  
**Applicant:** Kelo Retail Corporation (Kelo Cannabis)  
Attention: Tanya Gramuglia  
**Current Zoning:** Comprehensive Development (CD) District, based on the Administration and Assembly District (P2), General Commercial District (C3) and Multiple Family Residential District (RM5s)  
**Proposed Zoning:** No Change

Address: 3722 Canada Way  
Legal: Lot 1 District Lot 68 Group 1 New Westminster District Plan  
EPP26126  
Applicant: Local Burnaby Holdings Ltd (Local Cannabis)  
Attention: Gary Hehar  
Current Zoning: Community Commercial District (C2)  
Proposed Zoning: No Change

## **RECOMMENDATION**

**THAT** a recommendation be provided to the Liquor and Cannabis Regulation Branch that a retail cannabis licence be issued to Seed & Stone at 180-4112 Lougheed Highway;

**THAT** a recommendation be provided to the Liquor and Cannabis Regulation Branch that a retail cannabis licence not be issued to Kelo Cannabis at 204-9855 Austin Road;

**THAT** a recommendation be provided to the Liquor and Cannabis Regulation Branch that a retail cannabis licence be issued to Seed & Stone at 5906 Kingsway; and

**THAT** a recommendation be provided to the Liquor and Cannabis Regulation Branch that a retail cannabis licence not be issued to Local Cannabis at 3722 Canada Way.

## **EXECUTIVE SUMMARY**

This report provides Council with recommendations on four private retail cannabis store applications received through the City's initial intake period for the Northwest, Northeast, and Southwest quadrants. Applications were assessed using the evaluation criteria outlined in Burnaby's Liquor and Cannabis Licensing Policy, which considers zoning compliance, site location within Town Centres or Urban Villages, operator experience, and public input. The City's Liquor and Cannabis Licensing Policy provides that only one private store application per quadrant will be recommended for licensing. Based on this assessment, staff recommend approval of the applications at 180-4112 Lougheed Highway (Seed & Stone - northwest quadrant) and 5906 Kingsway (Seed & Stone - southwest quadrant). Staff do not recommend approval of the applications at 204-9855 Austin Road (Kelo Cannabis - northeast quadrant), due to its proximity to another retail cannabis store in Coquitlam, and at 3722 Canada Way (Local Cannabis – southeast quadrant), due to its proximity to another retail cannabis store in Vancouver as well as the application at 5906 Kingsway having a more centralized location within Burnaby.

## **1.0 POLICY SECTION**

The subject applications align with the following policies:

- Corporate Strategic Plan (2022);
- Official Community Plan (1998);
- Economic Development Strategy (2007);
- Social Sustainability Strategy (2011);
- Community Energy and Emissions Plan (2016);
- Climate Action Framework (2020); and
- Community Safety Plan (2020).

## **2.0 BACKGROUND**

On July 22, 2024, Council adopted a new Liquor and Cannabis Licensing Policy. The Policy introduced several changes to modernize the City's liquor and cannabis licensing regulations and improve application processing times, such as:

- eliminating rezoning requirements for several licence types including liquor primary establishments which includes liquor service in non-traditional businesses, retail liquor stores, and retail cannabis stores;
- eliminating the requirement for a Section 219 covenant for all licence types; and
- delegating authority to the General Manager Planning and Development, to provide comments and a recommendation to the LCRB for several application types.

In addition to these initiatives, a framework for assessing applications for private retail cannabis stores was accepted. The framework specified that Burnaby could accept up to four new private retail cannabis stores - one per City quadrant.

On December 2, 2024, Council adopted amendments to the Burnaby Zoning Bylaw, Development Procedures Bylaw, and the Burnaby Consolidated Fees and Charges Bylaw to implement new policy directives supporting private retail cannabis applications. The first application was received on January 17, 2025, and the 60-day intake period for the northwest, southwest, and northeast quadrants concluded on March 24, 2025. The first application for the southeast quadrant was not received until March 6, 2025. A total of four applications have been submitted in the southeast quadrant, which will be presented in a subsequent report on a future Council agenda.

The purpose of this report is to summarize and assess the applications received in the northwest, southwest, and northeast quadrants, and to provide Council with recommendations on which applications should receive a positive endorsement for submission to the Liquor and Cannabis Regulation Branch (LCRB).

### **3.0 GENERAL INFORMATION**

#### **3.1 Application Intake and Assessment Process**

Following the December 2, 2024, amendments to the Zoning Bylaw, Development Procedures Bylaw, and Development Fees and Charges Bylaw, the City began accepting applications for private retail cannabis stores. Under the Liquor and Cannabis Licensing Policy, the City accepts applications only after receiving a referral from the Liquor and Cannabis Regulation Branch (LCRB). The first complete application was received on January 17, 2025, for a location in the northwest quadrant, with applications for the southwest and northeast quadrants received shortly thereafter. Applications were collected and held for a 60-day intake period before being assessed and processed collectively by quadrant.

In addition to meeting zoning requirements, applications located within established commercial centres are given preference, with Town Centres prioritized first, followed by Urban Villages and then other commercial areas. Supporting retail cannabis stores in larger commercial areas aligns with City objectives, as these locations are more accessible by transit and active transportation, complement surrounding businesses, and efficiently serve a greater number of residents. Previous operator experience is also a key consideration when recommending licensees to the Province, with the goal of streamlining application processing and store startup.

Staff have now prepared a report to Council with recommendations identifying which applications should receive a positive endorsement. As per policy guidelines, no more than one new retail cannabis store per quadrant is recommended for licensing. After a two-year monitoring period following approval of the first batch of stores, and provided no significant issues arise, the City may consider additional private retail cannabis store applications.

#### **3.2 Northwest Quadrant**

Only one application for a private retail cannabis store in the northwest quadrant was received by the City. Seed & Stone have submitted an application for a store at 180-4112 Lougheed Highway (**Attachment 1**). Although hours of operation were not specified for the application, cannabis stores in British Columbia must not be open to patrons before 9 a.m. or after 11 p.m.

##### **3.2.1 Assessment of Application**

- *Location of proposed establishment*

The subject site, in the Gilmore Place development, is zoned CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines), and in accordance with the development plan entitled “Gilmore Station Area Master Plan”. The 207 m<sup>2</sup> unit is located at street level facing

Gilmore Avenue, just south of Lougheed Highway and is improved with a mixed-use high-rise building. The site is located at the western edge of the Brentwood Town Centre Plan area and is designated as “High Density Mixed-Use”. The proposed establishment is located just north of and on the same lot as the Gilmore SkyTrain station.

The subject site is surrounded by a variety of different businesses and uses. Directly to the north across Lougheed Highway are restaurants and other low density commercial buildings; to the northwest is the BC Hydro Horne Payne electrical substation; to the west across Gilmore Avenue is a light industrial business park; and to the south, across Dawson Street, are high-rise multiple-family and mixed-use developments constructed between 2003 and 2006.

The subject property is located more than 1.0 km away from the closest retail cannabis store (BC Cannabis – Brentwood), which is compliant with Burnaby Zoning Bylaw requirements.

- *Nature of commercial area*

The subject site is located within the Gilmore Place development, which falls under both the Brentwood Town Centre Development Plan and the Gilmore Station Area Master Plan. The Gilmore Station Area is envisioned as a complete community within the broader Brentwood Town Centre. Specifically, the subject unit is situated in the "Gateway Precinct" of the Gilmore Station Plan Area—an area intended to serve as the signature western entrance to the Town Centre.

The development comprises three high-rise residential towers up to 65 storeys, with retail and flexible office space integrated into the podium levels. The commercial area surrounding 180-4112 Lougheed Highway is a rapidly evolving urban hub that offers a mix of residential, retail, and commercial use - all in a highly transit-accessible location adjacent to Gilmore SkyTrain Station.

In accordance with the City's Liquor and Cannabis Licensing Policy, sites located within Town Centre planning areas are considered preferred locations for retail cannabis stores.

- *Previous experience of store operator*

Seed & Stone is an independent and local BC-based cannabis retailer operating a portfolio of consumer-centric and community-focused branded retail stores. Seed & Stone currently has a portfolio of six retail cannabis stores in British Columbia.

### 3.2.2 Recommendation and Rationale

The proposed retail cannabis store at 180-4112 Lougheed Highway is located within the Gilmore Place development in the Brentwood Town Centre Plan area, a location consistent with the City's Liquor and Cannabis Licensing Policy, which prioritizes sites within Town Centres. The site is part of a mixed-use, high-density development with strong pedestrian access, immediate proximity to the Gilmore SkyTrain Station, and complementary commercial and residential uses. The applicant, Seed & Stone, is an experienced operator with a portfolio of six cannabis store in British Columbia. The location meets the City's zoning and land use requirements, including the minimum 1.0 km separation distance from other cannabis retailers.

The public consultation process generated a total of 148 emails and letters from the public. Of these, 126 respondents expressed concerns regarding the application, while 22 respondents indicated their support. This level of engagement is somewhat expected considering the proposed establishments proximity to high density residential, and there was a total of 2,517 mailouts sent. The nature of the feedback was largely general regarding cannabis retail and cannabis consumption and not specific to the subject site or operator. Common themes included opposition to cannabis retail stores in principle, potential impacts on youth, and general unease about community safety—concerns that could reasonably apply to most locations across Burnaby. Importantly, the proposed location is situated within a designated Town Centre and aligns with the objectives of the City's Liquor and Cannabis Licensing Policy, which identifies such areas as preferred locations for cannabis retail due to their high visibility, accessibility, and integration with existing commercial uses.

Given the location's alignment with City policy objectives, the applicant's experience, and the site's strategic positioning within a major growth area, staff recommend that Council provide a positive endorsement for the application.

### 3.3 Northeast Quadrant

Only one application for a retail cannabis store in the northeast quadrant was received by the City. Kelo Cannabis have submitted an application for a retail cannabis store at 204-9855 Austin Road (**Attachment 2**). Although hours of operation were not specified for the application, cannabis stores in British Columbia must not be open to patrons before 9 a.m. or after 11 p.m.

#### 3.3.1 Assessment of Application

- *Location of proposed establishment*

The subject site, in the City of Lougheed shopping centre, is zoned CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District, and the Lougheed Town Centre Plan).

The 92 m<sup>2</sup> commercial retail unit is located within the City of Lougheed Shopping Centre, just southeast of Walmart and near Kin's Market. Situated in the heart of the Lougheed Town Centre Plan area, the site is designated for High-Density Mixed-Use development and is approximately a ten-minute walk south to the Lougheed Town Centre SkyTrain Station. To the northeast of the site are two residential high-rise buildings and the Northgate Village Shopping Centre. To the southeast are four high-rise, mixed-use buildings forming part of Phase 1 of the Lougheed Town Centre Core Area Master Plan. Further east, across North Road, lies the Burquitlam-Lougheed Neighbourhood within the City of Coquitlam.

The subject unit is located approximately 975 m (within 1.0 km) from an existing retail cannabis store in Coquitlam, which opened after the City received the subject application. The proximity to another cannabis store is not compliant with Burnaby's Zoning Bylaw requirements.

- *Nature of commercial area*

The subject site is located within the City of Lougheed development area, which forms part of the Lougheed Town Centre Planning Area and is guided by the Lougheed Town Centre Core Area Master Plan.

The City of Lougheed Shopping Centre is a two-storey indoor mall featuring over 90 shops and services, including major anchor tenants such as London Drugs, Walmart Supercentre, SportChek, and more than 25 food and beverage establishments. The adopted Lougheed Core Area Master Plan (Rezoning Reference #15-23) envisions a 29.1-hectare (72-acre) area transformed into a vibrant, pedestrian- and transit-connected mixed-use community offering diverse housing, employment, services, and recreation opportunities.

In accordance with the City's Liquor and Cannabis Licensing Policy, sites located within Town Centre planning areas are considered preferred locations for retail cannabis establishments.

- *Previous experience of store operator*

The applicant, Kelo Cannabis, currently operates two other licensed retail cannabis stores in British Columbia; one is located in Kelowna and the other is located in Pitt Meadows.

### 3.3.2 Recommendation and Rationale

The proposed retail cannabis store at 204-9855 Austin Road is located within the City of Lougheed Shopping Centre, part of the Lougheed Town Centre Plan area, which is identified as a preferred location under the City's Liquor and Cannabis Licensing Policy. The site is situated in a major, high-density, mixed-use development served by frequent transit, including the Lougheed Town Centre SkyTrain Station, and surrounded by residential and commercial amenities. The application meets all zoning and locational criteria, except for the required minimum 1.0 km separation from another cannabis store. The applicant, Kelo Cannabis, operates two other cannabis stores in British Columbia.

Public consultation generated a small number of responses (four emails of concern) compared with the number of mailouts sent (105). Identified concerns were primarily related to the site's proximity to transit and community facilities. Respondents expressed that the location could increase youth exposure to cannabis and negatively impact the family-oriented environment of the Lougheed Town Centre. Additional concerns related to potential safety issues, including panhandling and public intoxication. Overall, concerns were general in nature and could apply to cannabis retail stores near similar community hubs.

Although there is strong alignment with Town Centre planning principles, the applicant's experience, and the site's context within a large-scale regional shopping node, it is not compliant with zoning, and staff recommend that Council do not endorse the application the.

### 3.4 Southwest Quadrant

The City received two applications for the southwest quadrant:

- Seed & Stone at 5906 Kingsway (**Attachment 3**), and
- Local Cannabis at 3722 Canada Way (**Attachment 4**).

It is noted that 3722 Canada Way is a property that is part of a rezoning application for the larger block to facilitate a mixed-use residential and commercial development, with commercial uses at grade and residential units above. This application has not proceeded to first and second reading, with no immediate timelines for redevelopment.

Although hours of operation were not specified for either application, cannabis stores in British Columbia must not be open to patrons before 9 a.m. or after 11 p.m.

#### 3.4.1 Assessment of Application (Seed & Stone)

- *Location of proposed establishment*



The subject site, zoned C2 Community Commercial District, is located on the south side of Kingsway and is improved with a one-storey commercial building and surface parking. It falls within the Royal Oak Plan Area.

The surrounding area is characterized by a mix of commercial and light industrial uses, including a restaurant and vehicle dealership to the north across Kingsway, a tire shop and auto repair shop to the west across Buller Avenue, a drive-thru restaurant immediately to the east, and a variety of service commercial and light industrial businesses to the south, within the M4 Special Industrial District and C2 and C7 Commercial Districts.

The subject property is located more than 1.0 kilometre from the nearest retail cannabis store, thereby complying with the minimum separation distance required under the Burnaby Zoning Bylaw.

- *Nature of commercial area*

The subject commercial retail unit is located within a one-storey commercial building constructed in 1981. The surrounding corridor hosts a mix of commercial uses, including restaurants, retail stores, personal services, light industrial operations, and service commercial businesses such as auto repair shops.

The site located within the Royal Oak Urban Village Community Plan area. In accordance with the City's Liquor and Cannabis Licensing Policy, sites within Town Centres are the preferred locations for cannabis retail, followed by sites within Urban Villages.

- *Previous experience of store operator*

As mentioned above in Section 3.2.1 (see northwest quadrant), Seed & Stone currently have a portfolio of six retail cannabis stores in B.C.

### **3.4.2 Assessment of Application (Local Cannabis)**

- *Location of proposed establishment*

The subject site, zoned C2 Community Commercial District, is located along the south side of Canada Way just east of Boundary Road and is improved with a one-storey commercial building with surface parking to the rear. The property is located within the Broadview Neighbourhood.

The subject site is surrounded by a mix of low-density commercial, residential, and institutional uses. To the north, across Canada Way, are low-rise residential apartment buildings and various commercial businesses, including a small car dealership. Directly adjacent to the east and west are commercial businesses such as restaurants, personal service

establishments, and a pharmacy. To the south, the site is bordered by a residential townhouse complex and a church.

The subject unit is located within 1.0 km (~900 m away) of a retail cannabis store in Vancouver, which is not compliant with Burnaby's Zoning Bylaw requirements.

- *Nature of commercial area*

The subject site consists of a 61 m<sup>2</sup> commercial retail unit within a one-storey commercial building constructed in 1949. The site is located within the Broadview Urban Village Planning Area, which supports a mix of low-density commercial, residential, and institutional uses. The immediate surrounding area includes low-rise residential apartments to the north, a mix of commercial businesses such as restaurants, personal services, and a pharmacy to the east and west, and a residential townhouse complex and church directly to the south. The Broadview Urban Village is envisioned as a modest mixed-use node serving the local community, with commercial uses oriented toward Canada Way.

In accordance with the City's Liquor and Cannabis Licensing Policy, sites within Town Centres are considered the preferred locations for cannabis retail, with Urban Villages identified as the next most suitable locations.

- *Previous experience of store operator*

The applicant, Local Cannabis, established in 2020, currently operates two other licensed retail cannabis stores in British Columbia — one located in Vancouver and the other in Parksville, with another store opening soon in Surrey. In addition, they operate another store under the name "Teddy's Little Cannabis Co." in Vancouver.

### **3.4.3 Recommendation and Rationale**

The 5906 Kingsway (Seed & Stone) application meets the City's Liquor and Cannabis Licensing Policy requirements while the 3722 Canada Way (Local Cannabis) application is not compliant with the required minimum 1.0 km separation from another cannabis store. Additionally, the 5906 Kingsway site has a more central location within a larger, established commercial corridor along Kingsway, better transit accessibility, and greater capacity to serve a broader number of Burnaby residents. Given these factors, staff recommend that Council endorse the 5906 Kingsway application to best support accessibility and policy objectives for the southwest quadrant.

#### 4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In line with Provincial requirements for local governments to gather the views of nearby residents as part of their assessment of retail cannabis licence applications, written notice was sent out to residents within a 30 m distance of each of the subject properties.

Applicant	Address	Quadrant	Mailouts Sent
Seed & Stone	180-4112 Lougheed	Northwest	2,517
Seed & Stone	5906 Kingsway	Southwest	21
Local Cannabis	3722 Canada Way	Southwest	254
Kelo Cannabis	204-9855 Austin Rd	Northeast	105

In addition, two notices were published on the City of Burnaby's website (March 13 and March 20, 2025); and signage was posted at the subject sites that invited respondents to submit written comments to the City of Burnaby Planning and Development Department.

The general themes of the concerned responses related to, namely: cannabis exposure to families and children, safety and security risks, negative effects on property values, secondhand smoke concerns, and traffic congestion and parking concerns. These concerns were general in nature and could apply to locations in the majority of the City.

The Liquor and Cannabis Licensing Policy was developed with the intent of locating these stores in established commercial areas, with preference given to stores located within Town Centre areas. The policy aimed at permitting a limited number of additional retail cannabis stores, so that residents can conveniently access them closer to their neighbourhoods, should they so choose. In addition, the City's Town Centre and Urban Village policies promote a mix of residential, commercial, and service uses to support complete communities. Retail cannabis stores are considered a permitted use within the C1, C2, and C3 (or CD based on those districts) commercial zones, similar to pharmacies, liquor stores, and other regulated businesses.

A more detailed summary of the public consultation feedback for each application can be found in **Attachment 5**.

All four applications were referred to the Burnaby RCMP, who indicated no concerns related to public safety.

#### 5.0 FINANCIAL CONSIDERATIONS

There are no direct financial considerations associated with these applications.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager Planning and Development, on behalf of  
E.W. Kozak, General Manager Planning and Development

## **ATTACHMENTS**

Attachment 1 – Sketch (180-4112 Lougheed Highway)  
Attachment 2 – Sketch (204-9855 Austin Road)  
Attachment 3 – Sketch (5906 Kingsway)  
Attachment 4 – Sketch (3722 Canada Way)  
Attachment 5 – Results of Public Consultation Process

## **REPORT CONTRIBUTORS**

This report was prepared by Cody Bator, Planning Analyst and reviewed by Carl Isaak, Director Neighbourhood Planning and Urban Design, and Jesse Dill, Director Development.