

Results of Public Consultation

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 Autin 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.

A summary of the responses received for each application are detailed below.

Northwest Quadrant

180-4112 Lougheed Highway (Seed & Stone)

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. It is worth noting that many of those opposed were nearby residents, and approximately one-third of the concerned submissions were based on a common template letter.

In addition, the applicant canvassed the surrounding community and obtained a petition with 102 signatures in support of the proposed establishment.

Concern 1: Impact on Families and Children

- **Public Concern:**

Residents expressed concerns that locating a cannabis store close to family-oriented residential towers could expose children to cannabis culture and normalize use among youth.

- **Staff Response:**

Staff acknowledge concerns regarding the proximity of the proposed cannabis store at 180-4112 Lougheed Highway. The City's Liquor and Cannabis Licensing Policy identifies Town Centres as preferred locations for cannabis retail due to proximity to residential, access to transit, and integration within mixed-use commercial areas. This allows a limited number of cannabis stores to

conveniently and efficiently serve the community of Burnaby. The subject site is located within the Gilmore Place development in the Brentwood Town Centre, an area specifically planned for high-density urban living with a broad mix of uses, including retail.

Cannabis retail stores are subject to strict provincial and federal regulations.

In British Columbia:

- persons must be 19 years or older to buy, consume (through smoking, vaping and all other forms of consumption), possess, or grow non-medical cannabis.
- smoking or vaping cannabis is banned in areas where children and youth frequently hang out and play, including parks, sports fields and playgrounds
- consumption of non-medical cannabis (in all forms) is banned on K-12 school properties and on adjacent sidewalks and boulevards
- youth under 19 years of age are banned from entering cannabis stores and cannot work in the cannabis industry

The *Cannabis Act* helps to discourage youth cannabis use by prohibiting:

- products that are appealing to youth
- packaging or labelling cannabis in a way that makes it appealing to youth
- selling cannabis through self-service displays or vending machines
- promoting cannabis, except in narrow circumstances where young people could not see the promotion.

Concern 2: Safety and Security Risks (Loitering, Crime)

- **Public Concern:**
Residents fear an increase in loitering, impaired individuals, and crime near their homes.
- **Staff Response:**
Locating a retail cannabis store at 180-4112 Lougheed Highway offers the benefit of passive surveillance due to the high level of pedestrian activity and the presence of surrounding residential, commercial, and transit uses. The active nature of the area supports natural oversight, which can contribute to increased safety and community presence throughout the day and evening hours.

Concern 3: Negative Effects on Property Values

- **Public Concern:**
Residents are concerned that a cannabis store could decrease local property values.

- **Staff Response:**

Staff are unable to comment definitively whether the presence of a retail cannabis store will affect the property values of nearby residences. It should be noted that property values are influenced by a range of complex market factors and some studies even suggest that retail cannabis establishments can have a positive effect on residential property values^{1,2}

Concern 4: Traffic, Congestion, and Parking Issues

- **Public Concern:**

Residents worry about increased vehicle traffic, pedestrian congestion, and illegal parking.

- **Staff Response:**

The subject site is located within a recently approved mixed-use development where parking requirements were reviewed and approved through the rezoning process. The on-site parking supply was deemed adequate to support the range of commercial uses anticipated, including retail. Additionally, the site's proximity to the Gilmore SkyTrain Station encourages transit use, helping to reduce reliance on vehicle traffic.

Concern 5: Health Concerns (Odour, Second-Hand Smoke)

- **Public Concern:**

Concerns were raised about cannabis odours, second-hand smoke, and potential harm to pets.

- **Staff Response:**

Retail cannabis stores are prohibited from permitting on-site consumption. In addition, the Burnaby Smoking Regulation Bylaw prohibits smoking in many places such as City-owned lands, parks, multi-use paths, and also bike lanes, sidewalks, and other public space.

Concern 6: Impact on Community Character

- **Public Concern:**

Residents fear the cannabis store does not fit the family-friendly image of Gilmore Place and the broader Brentwood area.

- **Staff Response:**

The City's Town Centre policies promote a mix of residential, commercial, and service uses to support complete communities. Retail cannabis stores are considered a permitted use within appropriate commercial zones, similar to pharmacies, liquor stores, and other regulated businesses.

Concern 7: Oversaturation and Lack of Need

- **Public Concern:**

Residents noted there is already a cannabis store at the Amazing Brentwood and question the need for another location.

- **Staff Response:**

The Burnaby Zoning Bylaw requires that retail cannabis stores be located no closer than 1.0 km away from each other and only be located in certain zoning districts (C1, C2, C3). Currently there are only three BC Cannabis stores located in Burnaby. The City's Liquor and Cannabis Licensing Policy provides the opportunity for an additional four private stores (one per City quadrant) in Burnaby.

Concern 8: Strata Governance

- **Public Concern:**

Residents stated that strata bylaws regarding smoking and cannabis use are not yet finalized.

- **Staff Response:**

Strata governance is managed under the *Strata Property Act* and is the responsibility of the individual strata corporations. The presence of a cannabis retail store does not alter the rights or responsibilities of strata councils to regulate smoking, nuisance, or building access. Residents are encouraged to work with their strata to implement bylaws that reflect community preferences, independent of nearby retail uses.

Supportive Responses

A total of 22 submissions were received in support of the proposed cannabis retail store at 180-4112 Lougheed Highway, with many coming from local residents and nearby businesses. Supporters emphasized the benefits of having a safe, regulated, and professionally managed store in a transit-accessible location. Common themes included convenience for residents—particularly those using cannabis for medical reasons—reducing impaired driving, encouraging legal access, and supporting the local economy through job creation and tax revenue. Some residents specifically noted that well-regulated cannabis stores are less disruptive than perceived and help displace the illegal market.

Northeast Quadrant

204-9855 Austin Road (Kelo Cannabis)

The public consultation exercise generated a total of 4 written responses from the public. All 4 respondents expressed concern over the application.

Concern 1: Proximity to Youth-Oriented Facilities

- **Public Concern:**

Residents and businesses noted that the site is close to Burnaby Mountain Secondary School, several elementary schools, a public library, a recreation center, and the Lougheed SkyTrain Station — areas heavily frequented by youth and families. Residents were concerned that this could normalized cannabis for youth.

- **Staff Response:**

The Cameron Recreation Centre is located approximately 350 metres from the subject store, Cameron Elementary is located over 300 metres away, and Burnaby Mountain Secondary is location approximately 1.2 kilometres away.

Staff acknowledge concerns regarding the proximity of the proposed cannabis store at 204-9855 Austin Road to these facilities. The Liquor and Cannabis Licensing Policy does not prescribe any specific distancing between cannabis stores and schools or other public uses. It is important to note that concerns related to proximity to schools, transit, and youth-oriented amenities could apply to many areas across Burnaby, as many commercial zones are located near schools or public facilities.

The City's Liquor and Cannabis Licensing Policy identifies Town Centres as preferred locations for cannabis retail due to proximity to residential, access to transit, and integration within mixed-use commercial areas. This allows a limited number of cannabis stores to conveniently and efficiently serve the community of Burnaby. The subject site is located within the Lougheed Town Centre, an area specifically planned for high-density urban living with a broad mix of uses, including retail.

Concern 2: Public Safety and Social Disorder

- **Public Concern:**

There were concerns that the store could lead to an increase in panhandling, loitering, intoxicated individuals, and criminal activity near the mall and SkyTrain station, affecting mall patrons and employees' sense of safety.

- **Staff Response:**

Locating a retail cannabis store at the Lougheed Shopping Centre offers the benefit of passive surveillance due to the high level of pedestrian activity and the presence of surrounding residential, commercial, and transit uses. The active nature of the area supports natural oversight, which can contribute to increased safety and community presence throughout the day and evening hours.

The application was referred to Burnaby RCMP, who did not have any public safety concerns with the application. Nearby residents and/or the operator may contact the RCMP to address incidents related to crime or safety concerns.

Concern 3: Incompatibility with the Mall's Family-Friendly Character and Reputation

- **Public Concern:**

Respondents stated that the City of Lougheed Mall is a family-focused shopping center serving seniors, children, and families, and a cannabis store would undermine this character and diminish the shopping centre's image as a high-end shopping destination.

- **Staff Response:**

The City's zoning bylaw treats cannabis stores similarly to other controlled substance businesses (e.g., liquor stores).

Tenant mix within the City of Lougheed Mall is ultimately managed by mall property owners and leasing management, subject to City zoning compliance.

Supportive Responses

There were no supportive responses received for this application.

Southwest Quadrant

5906 Kingsway (Seed & Stone)

The public consultation exercise generated a total of 12 emails and letters from the public. 5 respondents expressed concern over the application and 7 supported the application.

In addition, the applicant canvassed the community in the vicinity of the proposed establishment and obtained a petition with 48 signatures indicating their support for the proposed establishment.

Concern 1: Proximity to Residential Areas

- **Public Concern:**

Concern that the proposed location is too close to homes and a family-oriented environment.

- **Staff Response:**

While there are multi-family residential buildings across Kingsway approximately 60 metres to the northeast of the subject site, properties immediately adjacent to the site have commercial and light industrial uses. As outlined in the City's Liquor and Cannabis Licensing Policy, Urban Villages are considered appropriate locations for cannabis retail, particularly where they can serve nearby residents and contribute to the creation of complete communities. Retail cannabis stores

are considered relatively low-impact commercial uses. They do not generate significant noise, emissions, or late-night activity.

Concern 2: Safety and Crime Concerns

- **Public Concern:**
References to prior issues with drug activity in the area and fear that similar problems could return.
- **Staff Response:**
Cannabis stores are required to implement comprehensive security measures, including monitored surveillance, strict ID verification, and prohibitions against on-site consumption, reducing the risk of loitering and disturbances. It is important to distinguish between illegal drug activity and the highly regulated framework under which legal cannabis retail stores operate. The application was referred to Burnaby RCMP, who did not have any public safety concerns with the application. Nearby residents and/or the operator may contact the RCMP to address incidents related to crime or safety concerns.

Concern 4: Negative Effect on Local Businesses

- **Public Concern:**
Worries that the cannabis store would deter families and harm existing businesses such as restaurants.
- **Staff Response:**
The City does not regulate the types of businesses that can lease commercial spaces beyond zoning compliance and assessing for compliance with City Policy. Tenant selection is ultimately a private matter between landlords and prospective businesses.

Concern 5: Health and Public Disturbance Concerns

- **Public Concern:**
Potential for increased litter, foot traffic disturbances, and second-hand smoke concerns.
- **Staff Response:**
Retail cannabis stores are prohibited from permitting on-site consumption. In addition, the Burnaby Smoking Regulation Bylaw prohibits smoking in many places such as City-owned lands, parks, multi-use paths, and also bike lanes, sidewalks, and other public space.

Concern 6: Lack of Public Consultation

- **Public Concern:**

Concern that there was insufficient community engagement prior to the proposal moving forward.

- **Staff Response:**

The Council adopted Liquor and Cannabis Licensing Policy creation took place over a nearly two years (2023 and 2024) period. Public feedback on the project was gathered via an online survey, which was available on the City of Burnaby's website from September 5 to October 3, 2023. The survey and project were promoted through the City's website, paid and organic social media, the Burnaby Beacon, a media release, CityConnect eNews and via posters in City libraries and recreation centres.

Public consultation for the subject application followed the City's standard process for cannabis retail applications, which included public notification through signage at the proposed location, mailed notifications to nearby (within 30 metres) occupants and businesses, with an opportunity to submit feedback.

Supportive Responses

The respondents that voice support for the application emphasized that the site is appropriately located within a commercial and industrial corridor, minimizing impacts on residential areas while providing convenient access to customers via public transit and parking. Supporters cited positive experiences at other Seed & Stone locations. Supporters also highlighted the anticipated economic benefits of the proposal, including job creation, increased tax revenue, and the revitalization of the Kingsway commercial corridor.

3722 Canada Way (Local Cannabis)

As part of the public input process for Cannabis Retail Store Application LLA#25-04 at 3722 Canada Way, the City received a total of 27 written responses – 7 supportive and 18 opposed.

Concern 1: Proximity to Residential Areas, Schools, Neighborhood Character and Quality of Life

- **Public Concern:**

Concern that the store is too close to homes and schools and may affect the character or safety of the surrounding residential area.

- **Staff Response:**

Staff acknowledge that there are surrounding residential uses as well as commercial and institutional (a church) uses within close proximity along Canada Way and Boundary Road. As outlined in the City's Liquor and Cannabis Licensing Policy, commercial and mixed use area are considered appropriate

locations for cannabis retail, particularly where they can serve nearby residents and contribute to the creation of complete communities. Retail cannabis stores are considered relatively low-impact commercial uses. They do not generate significant noise, emissions, or late-night activity.

Concern 2: Youth Health and Community Safety

- **Public Concern:**
Concern that the presence of a cannabis store may lead to increased crime or anti-social behavior in the area.
- **Staff Response:**
Cannabis stores are required to implement comprehensive security measures, including monitored surveillance, strict ID verification, and prohibitions against on-site consumption, reducing the risk of loitering and disturbances. It is important to distinguish between illegal drug activity and the highly regulated framework under which legal cannabis retail stores operate. The application was referred to Burnaby RCMP, who did not have any public safety concerns with the application. Nearby residents and/or the operator may contact the RCMP to address incidents related to crime or safety concerns.

Concern 3: Tenant Selection and Business Concerns

- **Public Concern:**
Nearby business owners expressed concern that permitting a cannabis store nearby would negatively affect their businesses by reducing clientele.
- **Staff Response:**
The City does not regulate the types of businesses that can lease commercial spaces beyond zoning compliance and assessing for compliance with City Policy. Tenant selection is ultimately a private matter between landlords and prospective businesses.

Concern 4: General Opposition to Cannabis Use or Retail

- **Public Concern:**
The public expressed a broader opposition to cannabis legalization or its retail presence in the community, regardless of location.
- **Staff Response:**
The consumption, possession, and sale of cannabis is legal in Canada. Burnaby currently has three government-owned retail cannabis stores. Residents of Burnaby may also visit adjacent municipalities such as Vancouver, New Westminster, Coquitlam and Port Moody to purchase cannabis products at private retail stores. Further to that, cannabis retailers often provide the option of shipping cannabis products directly to homes. The policy aims 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.

Supportive Responses

Supporters highlighted that the store would provide safe, regulated access to cannabis, helping to reduce reliance on unregulated markets. They emphasized that the operation would create local employment opportunities, contribute to Burnaby's economic growth, and offer residents a legal, responsible retail option. Letters of support described cannabis retail as a legitimate regulated business similar to other specialty retail uses.

Citations

- 1. Conklin, W.J., Diop, M., & Li, M. (2020).**
The external effects of retail marijuana establishments: Evidence from property values.
Journal of Real Estate Economics, 48(4), 872–898.
- 2. Mulholland, G., et al. (2019).**
The effect of marijuana dispensary openings on housing prices.
Contemporary Economic Policy, 37(4), 582–595.