



## **Committee of the Whole Report**

**For the Meeting of October 19, 2017**

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**To:** Committee of the Whole **Date:** October 5, 2017

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00575 for 1625 Quadra Street

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### **RECOMMENDATION**

That Council decline Rezoning Application No. 00575 for the property located at 1625 Quadra Street.

### **LEGISLATIVE AUTHORITY**

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1625 Quadra Street. The proposal is to rezone from the CR-Q Zone, Quadra Commercial District, to a site-specific Zone in order to allow for the retail sale of cannabis.

The following points were considered in assessing this Application:

- the proposal is consistent with the Core Residential designation in the *Official Community Plan, 2012*
- the proposal is consistent with the Residential Mixed-Use District, 5-6 Storeys designation in the *North Park Local Plan*
- the proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy*, as the Application is within 400m of two approved storefront cannabis retailers.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. The following differences from the standard zone are being proposed and would be accommodated in the new zone:

- storefront cannabis retailer would be a permitted use
- only one storefront cannabis retailer would be permitted to operate on the property at a time
- storefront cannabis retailer would be restricted to the ground floor
- storefront cannabis retailer would be restricted to a maximum floor area of 701m<sup>2</sup>, which is in keeping with the size of the existing operation.

All other requirements within the CR-Q Zone, Quadra Commercial District would remain the same.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this Application.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Rezoning Application.

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings.

### **Land Use Context**

The area is characterized by residential apartment buildings and institutional uses such as churches. In addition, some small scale commercial uses are located in the area.

### **Existing Site Development and Development Potential**

The site is presently a two-storey building with commercial retail on the ground floor and a residential unit on the second floor. Under the current CR-Q Zone, Quadra Commercial District, the property could be developed for various commercial purposes and mixed-used residential, to a maximum height of 3 storeys and a density of 1.3 to 1.

## Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning Policy*, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) meeting is waived unless the Application involves construction of a new building; however, the Application was referred to the North Park Neighbourhood Association CALUC. Also consistent with the Policy, the Application has been referred to School District No. 61 and the Victoria Police Department (VicPD). The following table displays the number of service calls:

Calls for Service	2015	2016	2017 (July 24)
Calls to the immediate area	2	25	4
Calls to the block	83	145	69

## ANALYSIS

### Official Community Plan

The *Official Community Plan*, 2012 (OCP) identifies this property within the Core Residential urban place designation, within which commercial activities are an envisioned use.

### Local Area Plans

The *North Park Local Plan* identifies the property within the "Residential Mixed-Use District, 5-6 Storeys," within which commercial uses are envisioned.

### Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

### Storefront Cannabis Retailer Rezoning Policy

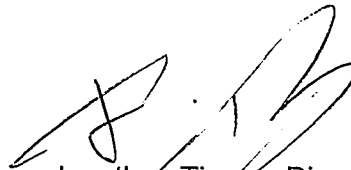
This Application was one of the sites identified as operating as a storefront cannabis retailer at the time of Council adopting the regulations and policy framework related to cannabis. The proposal is inconsistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are two approved storefront cannabis retailer within 400m of the subject site: 853 Cormorant Street (72m away) and 851 Johnson Street (250m away). Furthermore, the subject property is within 400m of the following storefront cannabis retailers with applications submitted to the City: 826 Johnson Street (220m away), 1040 North Park (319m away), 1601 Douglas Street (369m away) and 1725 Cook Street (392m away). No public or independent elementary, secondary or high schools are within 200m of the property.



Respectfully submitted,

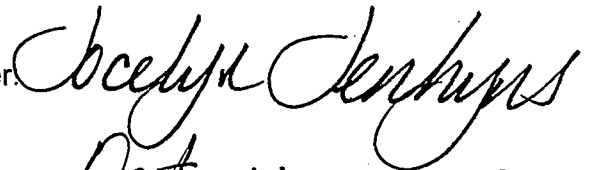
 *a. Angrove*

Michael Angrove  
Planner  
Development Services



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager



Date:

Oct 11, 2017

**List of Attachments:**

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped March 31, 2017
- Attachment D – Letter from applicant to Mayor and Council date stamped March 31, 2017.