

NOTICE OF WAIVED PUBLIC HEARING

Colwood Land Use Bylaw No. 151, 1989, Amendment No. 193
(Cannabis Retail – 681 Allandale Road Unit B3), Bylaw No. 1940, 2022

MEETING:	Regular Meeting of Council
DATE and TIME:	Monday, June 13, 2022, 6:30 pm
PLACE:	Council Chambers, 3300 Wishart Road, Colwood BC

Notice is hereby given under Section 464(2) of the *Local Government Act*, that Council of the City of Colwood has resolved to waive holding a public hearing in relation to proposed Colwood Land Use Bylaw No. 151, 1989, Amendment No. 193 (Cannabis Retail – 681 Allandale Road Unit B3), Bylaw No. 1940, 2022.

Colwood Council will consider First, Second, and Third Reading at the Regular Meeting of Council on Monday, June 13, 2022, at 6:30 pm

PURPOSE: To amend the current Colwood Land Use Bylaw No. 151, 1989 to enable a cannabis retail store at 681 Allandale Road up to a maximum footprint of 112 m².

SUBJECT PROPERTY: This Bylaw applies to the land legally described as "Lot B, Section 67, Esquimalt Land District, Plan EPP93779".

INSPECTION OF MATERIALS: Copies of the proposed bylaw and related materials can be viewed at www.colwood.ca/publicnotices or in person at Colwood City Hall from June 1 to 13, 2022 between 8:30am and 4:30 pm Monday to Friday excluding statutory holidays.

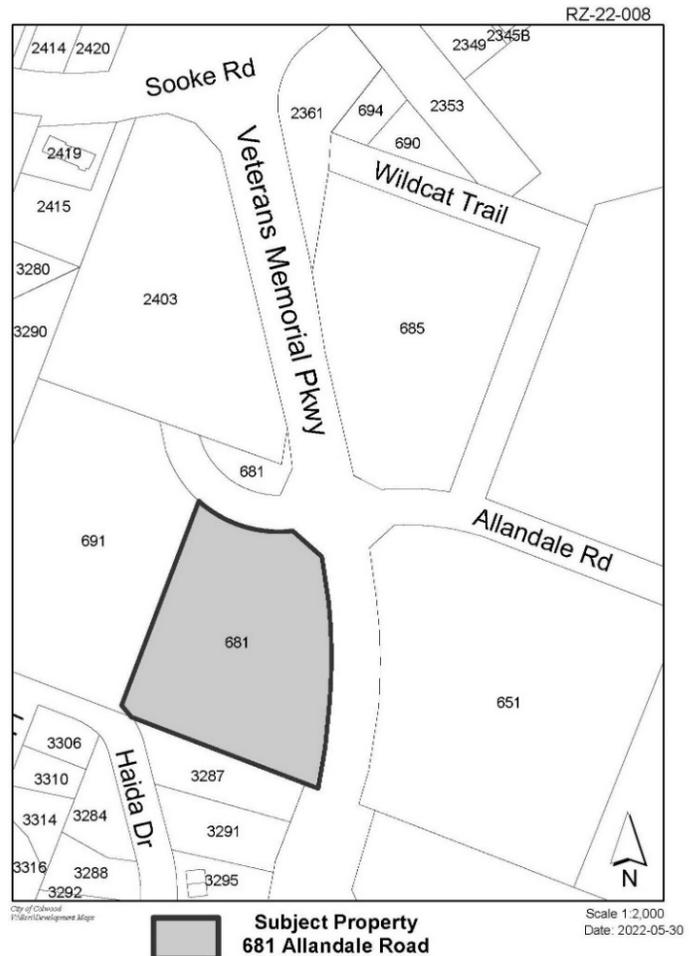
We want to hear from you!

WRITE TO US

The deadline for written submissions is 12:00 pm on the day of the meeting and must include your name and civic address.

- Email corporateservices@colwood.ca
- Mail/Drop-off: City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1

NEED MORE INFORMATION? Contact Development Services at 250-294-8153 or planning@colwood.ca.



SPEAK TO COUNCIL

In Person: The public will be permitted in the Council Chambers on a first come, first served basis until capacity is met.

Electronically: To pre-register to speak please contact corporateservices@colwood.ca up until noon on the day of the meeting.

Marcy Lalande, CMC
Corporate Officer

Colwood



STAFF REPORT

To: Regular Committee of the Whole
Date: May 16, 2022
From: Desiree Givens, Development Services Planner
RE: Rezoning – 681 Allandale Road
Site-Specific Text Amendment to allow for Retail Cannabis at Unit B3, 681 Allandale Road
File: 3360-20 – RZ-22-006

RECOMMENDATION

THAT it be recommended to Council

THAT amendments be made to Section 7.10.2 of the Mixed Use Employment Centre 1 Zone to permit a Cannabis Retail Store limited to a maximum floor area of 112 m² on the property with the civic address of 681 Allandale Road;

AND THAT the amending bylaw be given First, Second, and Third Reading;

AND THAT the City first receives confirmation of approval or conditional approval of the applicant's application for a Provincial Cannabis Retail Store licence from the Liquor and Cannabis Regulation Branch prior to final consideration of the amending bylaw.

SUMMARY AND PURPOSE

The application requests to amend the Colwood Land Use Bylaw (No. 151) to allow for 'retail sale of cannabis' as a permitted use within a proposed retail unit located at 681 Allandale Road in the Mixed Use Employment Centre 1 (MUEC1) Zone. The application complies with land use outlined in the Cannabis Retail Store Policy.

The proposed bylaw would amend the current zoning to facilitate a site-specific cannabis retail store use at Unit B3 – 681 Allandale Road. The proposed site-specific amendment would limit the sale of retail cannabis to a maximum footprint of 1,200 ft².

<u>Applicant:</u>	Ryan Lider
<u>Owner:</u>	Sherringham Holdings Ltd.
<u>Address:</u>	681 Allandale Road, Unit B3
<u>Legal:</u>	Lot B, Esquimalt District Plan EPP93779, Section 67 (PID: 030-961-068)
<u>Current Zoning:</u>	MUEC1 - Mixed Use Employment Centre 1
<u>Proposed Zoning:</u>	MUEC1 - Mixed Use Employment Centre 1
<u>Current OCP Designation:</u>	Mixed Use Employment Centre
<u>Development Permit Area:</u>	Mixed Use Employment Centre

BACKGROUND

Overview

In 2016, the Colwood Land Use Bylaw was amended to prohibit the sale of cannabis on any premises other than a licensed pharmacy and premises licensed under the Marihuana for Medical Purposes Regulations for the distribution, sale or dispensing of marihuana in any form (Bylaw 1613, Amendment No.152, April 11, 2016).

Since then, the Federal Government passed the *Cannabis Act* legalizing possession and sale of non-medical cannabis (October 2018) and the Province passed legislation to provide for legal, controlled access to non-medical cannabis in British Columbia. The provincial *Cannabis Control and Licensing Act* establishes a cannabis retail licensing regime similar to the current licensing regime for liquor. The Liquor and Cannabis Regulation Branch (LCRB) is the wholesale distributor of non-medical cannabis in British Columbia and will operate provincial cannabis retail stores. The LCRB is also responsible for licensing non-medical cannabis private stores and monitoring the cannabis retail sector.

Site Context

The subject property is located on lands fronting Veterans Memorial Parkway and has a total area of 12,953 m² (3.2 acres). The lands were previously part of a gravel mining operation and underwent blasting works in 2019, which resulted in a relatively flat parcel of land. The lands will be home to multiple commercial and retail tenants. Immediately adjacent properties include commercial retail land uses.



Figure 1: Subject Property Map

The cannabis retail store is proposed to be located within a commercial retail unit (CRU) with primary access to the property being provided via Allandale Road. Retail uses are supported and encouraged on the subject property as it is within the Mixed Use Employment Centre land use designation of the Official Community Plan.

A site plan showing the location of the commercial retail location and proposed cannabis retail store layout is included in **Appendix 3**. A letter of rationale is provided in **Appendix 4**.

Official Community Plan Bylaw No.1700

The site is located within the 'Mixed Use Employment Centre' land use designation in the Official Community Plan (OCP), which supports uses that generate employment opportunities in currently underutilized areas of Colwood, including commercial uses.

Once developed, the area will be well-connected by and supportive of frequent transit, supportive of walking and cycling, and characterized by green infrastructure. The OCP supports commercial uses and a mix of activities, including shopping, working, and gathering.

Land Use Bylaw No. 151

Colwood's Land Use Bylaw prohibits the sale, distribution or dispensing of cannabis, with the exception of medical sales and distribution. The prohibition was made in an amendment to the Colwood Land Use Bylaw in 2016 when retail cannabis stores were appearing in the region; but at the time, the retail sale of it was still illegal. Now that cannabis legislation is in place, staff are advising applicants that Council is reconsidering this decision and is allowing retail cannabis uses by way of bylaw amendment.

Currently, amendments to general regulations and definitions sections of the MUEC1 Zone of the Colwood Land Use Bylaw are required to facilitate the cannabis retail use at 681 Allandale Road.

Cannabis Retail Store Policy

At the meeting of September 30, 2019, Council adopted the Cannabis Retail Store Policy (**Appendix 1**) and established guidelines for consideration of site-specific rezoning applications for cannabis retail stores; this is the fourth site-specific rezoning application since adoption of the above-noted policy. Staff anticipate additional cannabis retail applications in the coming months. Council may, at any time, direct staff to amend the Cannabis Retail Store Policy.

Policy states that the retail sale of cannabis will only be considered in established retail locations where the current zoning permits retail stores and on properties with specified land use designations, including Mixed Use Employment Centres. The policy also requires that an analysis of separation distances be provided in relation to the property's adjacency to a school, permitted retail cannabis store/site and city owned park/playground facility (see Table 1 and **Appendix 5**). Supplemental mapping is provided in **Appendices 2 and 3**.

Table 1. Separation Distances from 681 Allandale Road to Uses Identified in Cannabis Retail Store Policy

Use	Distance (m)	Address
<i>Public or Independent School</i>		
Wishart Elementary School	700 m	3310 Wishart Road
Sangster Elementary School	1.1 km	3325 Metchosin Road
Dunsmuir Middle School	1.8 km	3341 Painter Road
<i>Another Cannabis Retail Store</i>		
The Original FARM	2.3 km	945 Reunion Ave (Langford)
FLIGHT Cannabis	3 km	977 Langford Pkwy (Langford)
Rise Cannabis (Proposed)	3.2 km	1905 Sooke Road
Rise Cannabis (Proposed)	3.3 km	310 Goldstream Avenue
Clarity Cannabis	3.6 km	693 Hoffman Avenue (Langford)
Costa Canna (Proposed)	3.7 km	310 Wale Road
<i>City Park or Playground Facility</i>		
Terrahue Park	350 m	
Colwood Garden Society	450 m	3300 Wishart Road
Sue Mar Park	1 km	
Drummond Park	2 km	

The policy also requires the applicant to hold a public meeting prior to the application proceeding to Committee of the Whole. The applicant held a public engagement session on April 27, 2022. Their summary of public engagement is included as **Appendix 6**.

Further, the policy provides a rezoning and licencing guide for site-specific rezoning applications to clarify process, requirements, and response to the provincial referral.

DISCUSSION

Current Zone/Present Use

The site is zoned Mixed Use Employment Centre 1 (MUEC1) Zone and permits residential and retail uses.

The proposed cannabis retail store will be located in Unit B3 of a commercial retail centre at 681 Allandale Road. A development permit was issued for the retail centre in March 2022 and a building permit application is currently in progress.

There are no proposed changes to the density, floor area ratio, parcel coverage, height or setbacks. Any changes that the applicant is proposing to the building will be primarily internal with no exterior change.

Proposed Use

This site-specific rezoning requests to amend the MUEC1 zone to facilitate a cannabis retail store use of up to 1,200 ft². This proposed amendment limits retail cannabis to a maximum footprint area at 681 Allandale Road.

Summary of Referrals

As with any rezoning application, referrals were sent out to multiple external agencies, including School District 62, BC Transit, Island Health and the RCMP. None of the agencies contacted expressed concern about the proposed rezoning amendment application.

OPTIONS / ALTERNATIVES

Regarding rezoning application RZ-22-006, Committee of the Whole may recommend to Council one of the following options:

- a) **Option 1 – Staff Recommendation**
- b) **Option 2 – Staff recommendation plus a requirement to hold a public hearing.**

THAT amendments be made to Section 7.10.2 of the Mixed Use Employment Centre 1 Zone to permit a Cannabis Retail Store limited to a maximum floor area of 112 m² on the property with the civic address of 681 Allandale Road;

AND THAT the amending bylaw be given First and Second Reading;

AND THAT a public hearing be scheduled prior to Third Reading;

AND THAT the City receives confirmation of approval or conditional approval of the applicant's application for a Provincial Cannabis Retail Store licence from the Liquor and Cannabis Regulation Branch prior to final adoption of the amending bylaw; **OR**

- c) **Option 3 – THAT the application be deferred for further information; OR**
- d) **Option 4 – THAT the application be denied.**

COMMUNICATIONS

A development notification sign was posted in accordance with the City's notification requirements.

As per Colwood's Cannabis Retail Store Policy, the applicant was required to hold a public input meeting in advance of this application proceeding to Committee of the Whole. Old Growth Cannabis held an open engagement session to receive input from the public on April 27, 2022. The applicant reached out via mail to all neighbours within 100 metres of the subject property notifying them of the engagement session. The applicant erected the required development application sign the week prior to their engagement session; and any inquiries to the City were provided with applicant contact information to arrange a one-on-one consultation. The applicant's summary of public engagement is included as **Appendix 6**.

any inquiries to the City were provided with applicant contact information to arrange a one-on-one consultation. The applicant’s summary of public engagement is included as **Appendix 6**.

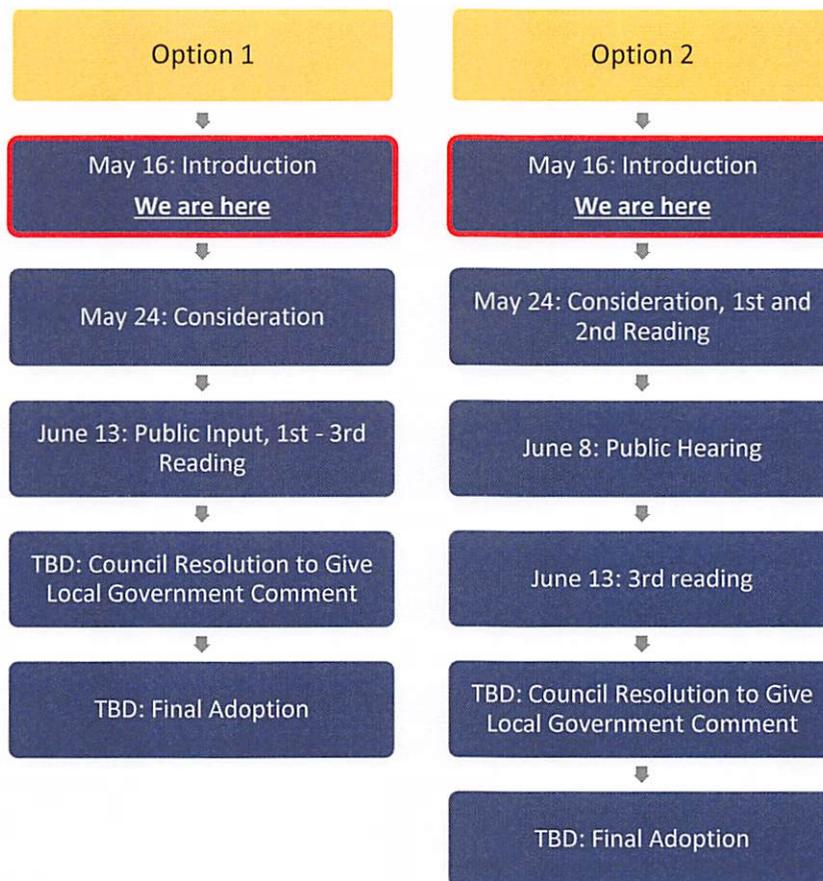
In late 2021, Bill 26 received royal ascent and removed the default requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the Official Community Plan from the *Local Government Act* (Appendix 3 – LGA Division 3 Public Hearing and Land Use Bylaws).

The revised legislation, however, requires the City to publish notice in at least 2 consecutive issues of a local newspaper notifying the public of the date the amending bylaw will be considered for first reading. Effectively, by eliminating the public hearing requirement in the *Local Government Act*, the public would be invited to provide input earlier in the rezoning process.

The option to hold a public hearing is provided in the Options section of this report should Council decide a public hearing is required.

The City will mail out notices to owners and occupants of properties within a 75 m radius of the subject property, as well as place notice of public hearing advertisements within the two consecutive issues of the local newspaper. If Option 1 is selected, the City will mail out notices prior to 1st reading of the bylaw. If Option 2 is selected, the City will mail out notices prior to the public hearing.

TIMELINE



CONCLUSIONS

Given that the City of Colwood has recently approved similar text amendment applications for the retail sale of cannabis within the Colwood Corners and that this is the first application for a store in the Mixed Use Employment Centre land use designation, the staff recommendation is that Committee of the Whole recommend to Council that a first and second reading be given to the zoning amendment.

FINANCIAL CONSIDERATION

Council’s current Community Amenity Contribution Policy is only applicable when considering rezoning applications that propose an increase in residential density. As such, no contribution into the Community Amenity Fund was proposed with this application.

STRATEGIC PLAN AND RELATED POLICIES

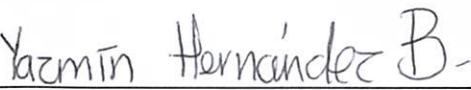
Approval of this site-specific zoning text amendment promotes Council’s strategic objective of prosperity since it supports the success of a locally based business, diversifies the City of Colwood’s tax base, and improves the economic prosperity of residents through increased access to employment opportunities.

Respectfully submitted,

Reviewed By:



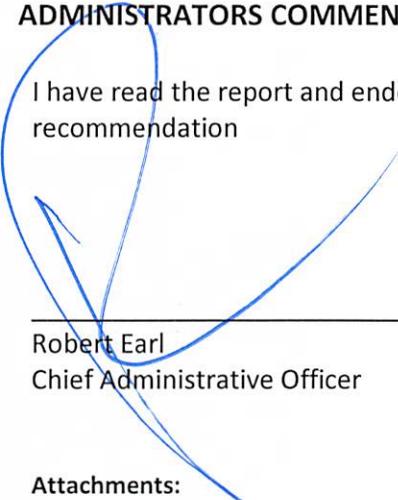
Desiree Givens, MCRP
Development Services Planner



for Kerri Clark, MCIP RPP
Manager of Development Services

ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation



Robert Earl
Chief Administrative Officer

Attachments:

- APPENDIX 1: Cannabis Retail Policy
- APPENDIX 2: Floor Plans
- APPENDIX 3: Site Plan
- APPENDIX 4: Letter of Rationale
- APPENDIX 5: Separation Distance Analysis
- APPENDIX 6: Summary of Public Engagement
- CoTW PowerPoint Presentation



CANNABIS RETAIL STORE POLICY		
ORIGIN:	DEVELOPMENT SERVICES	AMENDED:
DATE OF ISSUE:	September 16, 2019	ADOPTED: September 30, 2019

PURPOSE

The purpose of this policy is to establish guidelines for the City of Colwood when considering site specific rezoning applications for Cannabis Retail Stores. In addition, it is to provide guidance on how the City will handle formal licensing referrals received by the Liquor and Cannabis Regulation Branch specific to Cannabis Retail Stores.

POLICY

Land Use

- 1) Cannabis Retail Stores will only be considered in established retail locations where the current zoning permits retail stores, and
- 2) On properties assigned with the following Land Use Designations under the 2018 Official Community Plan (OCP) – See Schedule A - Land Use Map:
 - a) Colwood Corners
 - b) Seaside Village
 - c) Neighbourhood Centre (excluding Metchosin/Lagoon hub)
 - d) Mixed Use Employment Centre

Supporting Information

- 3) As part of the Staff Report to Council, an analysis of separation distances in relation to site-specific rezoning applications will be provided:
 - a) The distance from the proposed storefront to the closest lot line of a public or independent elementary, middle or secondary school.
 - b) The distance from the proposed storefront to the closest lot line of another storefront where a Retail Cannabis Store is permitted, whether or not a Retail Cannabis store is active on that lot.
 - c) The distance from the proposed storefront to the closest lot line from a City owned park and/or playground facility.
- 4) The applicant is responsible for completing a public input meeting in advance of the application proceeding to Committee of the Whole / Council. A written summary of public input received will be submitted to the City.

Rezoning & Licensing Guide

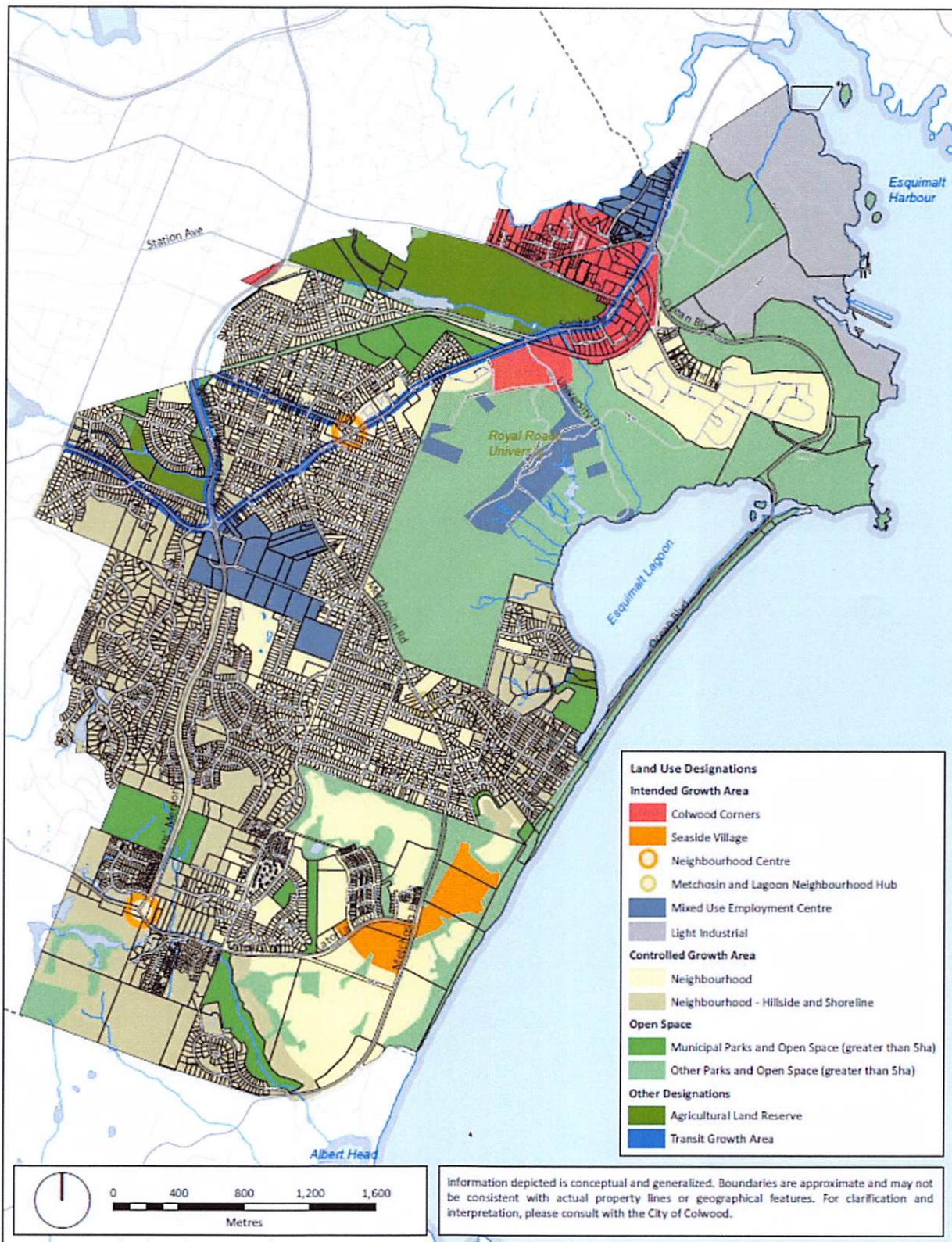
In addition to the City of Colwood's rezoning application procedure, the following will guide site-specific rezoning applications for Cannabis Retail Stores:

- 5) Site-specific rezoning applications to permit Cannabis Retail Stores will be considered in the order that are received by the City.
- 6) If the site-specific rezoning application is for a strata titled unit the application must include written consent from the strata corporation by way of resolution of the strata.
- 7) A public hearing held in the course of the rezoning application process will also fulfill the requirements of public consultation associated with a provincial Cannabis Retail Sales license application.
- 8) Staff will respond to the formal provincial licensing referral once Council has given Third Reading to the bylaw, where staff will forward the public hearing input and Council recommendations to the province.
- 9) All rezoning applications will be held at Third Reading pending confirmation of approval for a Provincial Cannabis Retail Store License.
- 10) Once the provincial license is approved, or conditionally approved by the province, Council may consider final adoption of the site specific rezoning.
- 11) If the license is denied by the province while the application is at Third Reading, the applicant will withdraw the application, with no refund of fees, and staff will advise Council.

Further Considerations

- 12) In the situation where the province refers a Cannabis Retail License to the City on a site where a site-specific rezoning was previously approved by Council, staff will follow the delegation bylaw that enables staff to provide comment on the new license application.
- 13) Upon rezoning approval and provincial licensing approval, applicants must submit a business license application and, if applicable, a building permit application to the City.

Schedule A – Land Use Map



APPENDIX 2: Floor Plans

OLD GROWTH CANNABIS



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ISSUED
15 AUGUST 2024 REV 048/04_23.03.21

REVISION
A 2020-09-23 REVISED LAYOUT

OPPORTUNITY
This is a new opportunity to locate your business in a trend new commercial node. The development, built by Orinor Development, is planned for a diverse range of uses. Located on the highly visible intersection of Veterans Memorial Parkway and Allandale Road in Colwood, it will serve the growing communities in Colwood, Sooke, Metchosin and Langford. Extreme delivery for this project is mid 2022.

POTENTIAL USES

- LIQUOR RETAIL
- QUICK SERVICE RESTAURANT
- ROUTINE GROCERY
- DENTAL
- PROFESSIONAL SERVICES
- PHARMACY
- MEDICAL
- DAYCARE
- RETAIL
- OFFICE

DEMOGRAPHICS

	3 km	5 km	9 km
Population (2019)	24,623	46,427	67,376
Population (2024)	25,263	50,374	72,976
Projected Annual Growth (2019-2024)	6.7%	8.5%	9.0%
Median Age	41	38.8	38.7
Average Household Income (2019)	\$32,029	\$37,976	\$30,545

NEIGHBOURHOOD AND LOCATION

- Westshore (Langford, Colwood, View Royal) retail inventory accounts for approximately 20% of Greater Victoria's total, on par with a 17% share in population.
- Westshore retail capacity is at 2.5% in Q4 2019 which is well below the Victoria average of 7.0%.
- Strong regional population growth is beginning to re-characterize the retail market - the Westshore continues to density and is emerging as viable competitors to Victoria's urban core.
- Colwood's median household income is approximately \$35,668 which is above the BC average.
- Strong population growth will sustain overall demand for Westshore retail space through 2029.
- Commercial / recreational communities will attract greater demand from residents looking for a "live, work, shop" lifestyle.
- Increasing market demand for neighbourhood or community oriented neighbourhood retail.
- Greater appeal to lifestyle malls over enclosed traditional malls.
- Active formats classes include but are not limited to, food and beverage, fitness, daycare, medical and other services providers.
- In close proximity to scheduled residential developments at Royal Bay, Olympic View and Leticia.



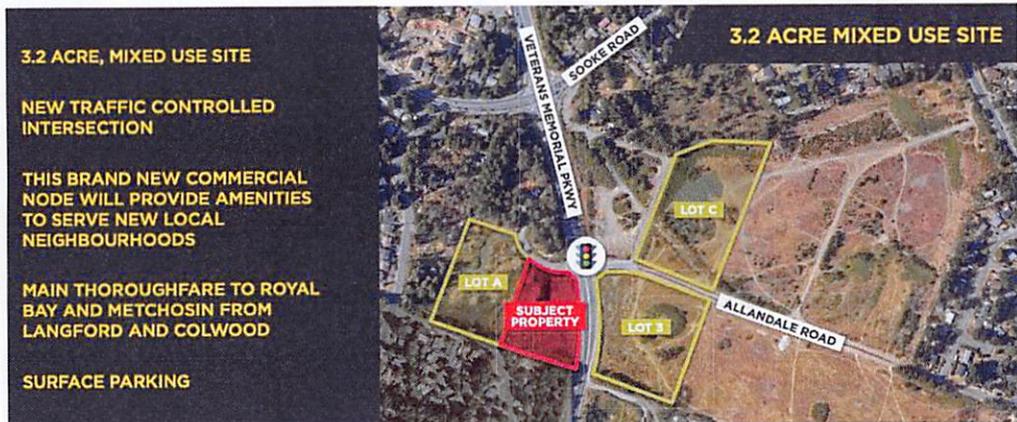
PROJECT STATISTICS

ADDRESS	DESCRIPTION
UNIT B3 ALLANDALE ROAD, LOT B COLWOOD, BC	INTERIOR DESIGN PACKAGE
	CLIENT OLD GROWTH CANNABIS

DRAWING LIST

SHEET LIST

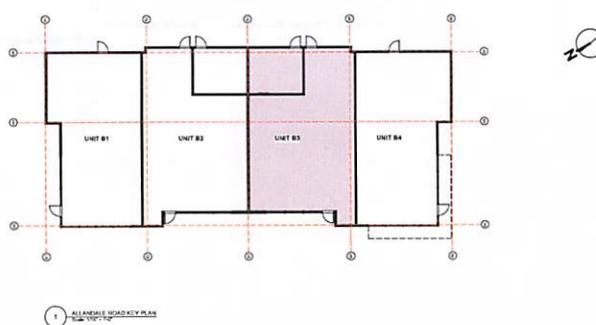
- ID0.00 COVER SHEET
- ID0.01 SITE PLAN
- ID0.02 SEPARATION DISTANCES
- ID1.00 PROPOSED FLOOR PLAN
- ID1.01 REFLECTED CEILING AND SECURITY PLAN
- ID1.02 ELECTRICAL PLAN
- ID1.03 INTERIOR ELEVATIONS
- ID1.04 ACC WASHROOM AND MILLWORK
- ID1.05 DOOR SCHEDULE
- ID2.00 SCHEDULES
- ID3.00 PERSPECTIVE



- 1.0 GENERAL**
- 1.1 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
 - 1.2 ALL WORK TO COMPLY WITH RELEVANT BC BUILDING CODES AND ORDINANCES.
 - 1.3 VERIFY ON THE FLOOR ALL PARTITION LOCATIONS FOR DESIGNER'S REVIEW. ADVISE DESIGNER OF DISCREPANCIES WITH THE DIMENSIONED LOCATIONS AS REQUIRED. DIMENSIONS SHALL BE IN METERS UNLESS NOTED AS A CLEAR DIMENSION. CLEAR DIMENSIONS ARE FROM FINISHED FACE OF PARTITIONS. CLEAR DIMENSIONS MUST BE HELD TO A TOLERANCE OF 1 (1) MM.
 - 1.4 FINISHING PARTITIONS ARE TO BE UPGRADED TO COMPLY WITH THE STANDARDS AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.
 - 1.5 CONTRACTOR TO PROVIDE JOINT OR ANGLE JOINTS AND ALL EXPOSED DRYWALL EDGES, CEILING REVEALS, EXPOSED CORNERS, ETC. CONCEALED WITH JOINT COMPOUND, SAND AND MAKE READY FOR PAINT.
 - 1.6 CONTRACTOR TO PROVIDE DOORS IF STUDS AT EACH DOOR JAMB AND FINISH DOOR THRESHOLD.
 - 1.7 PROVIDE ADEQUATE FIRE TREATED WOOD IN COOKING IN PARTITIONS TO SUPPORT COOKTOPS & FRAMES, SHELINGS, HANG HOODS, MILLWORK, GRAB BARS, ACCESSORIES & OTHER ITEMS THAT ARE PART OF THIS CONTRACT.
 - 1.8 COORDINATE ALL BASE TYPES WITH DRYWALL PARTITION CONSTRUCTION.
 - 1.9 PROVIDE PROTECTION OVER ANY EQUIPMENT DURING ALL PHASES OF CONSTRUCTION.
 - 1.10 ANY DISCREPANCIES, ERRORS, OR OMISSIONS (ETC) BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE REPORTED BEFORE ANY WORK IS DONE.
 - 1.11 ALL GENTS, HOLES, ETC IN FINISHING WALLS, DRYWALL, PLUMBING, ETC. SHALL BE PATCHED, Sanded AND MAKE READY FOR NEW PAINT FINISH ON SPECIFIED WALL TREATMENT.

- 2.0 ELECTRICAL**
- 2.1 THIS DRAWING IS FOR THE LOCATION & DIMENSIONS OF OUTLETS & OTHER EQUIPMENT & DEVICES. IT IS NOT INTENDED TO INDICATE THE COMPLETE SCOPE OF ELECTRICAL & COMMUNICATIONS WORK.
 - 2.2 REFER TO ELEVATIONS FOR MOUNTING LOCATIONS OF OUTLETS AS OR ADJACENT TO MILLWORK.
 - 2.3 MISCELLANEOUS TO BE MOUNTED @ 1200 MM TO CENTRELINE UNLESS OTHERWISE NOTED.
 - 2.4 ALL WALL MOUNTED MISCELLANEOUS & OUTLETS TO BE LOCATED AS CLOSE TO ADJACENT CORNER COLUMN OR TRIMLINE AS POSSIBLE, UNLESS DIMENSIONED OTHERWISE.
 - 2.5 WHERE ELECTRICAL OUTLETS ARE SHOWN SIDE BY SIDE, GANG TOGETHER AND PROVIDE SINGLE PLATE.
 - 2.6 SWITCHES TO BE LOCATED 1' ON CENTRE FROM DOOR UNLESS OTHERWISE NOTED.
 - 2.7 SWITCH HEIGHTS TO BE 48" ON CENTRE ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. EXISTING SWITCHES ARE TO BE REINSTALLED WHERE REQUIRED TO BE CONSISTENT WITH THIS HEIGHT REQUIREMENT.
 - 2.8 MISCELLANEOUS OUTLETS ABOVE MILLWORK CABINETS TO BE MOUNTED @ 36" AFF FOR CABINETS 30" & 48" AFF FOR CABINETS 36".
 - 2.9 ALL ABOVE DECK OUTLETS TO BE MOUNTED 30" O/C AFF.
 - 2.10 DO NOT USE SURFACE MOUNTED CONDUITS.

- 3.0 LIGHTING**
- 3.1 ALL LIGHTS TO BE DIMMABLE UNLESS OTHERWISE NOTED.
- 4.0 MATERIALS AND FINISHES**
- 4.1 REFER TO SCHEDULES FOR MATERIALS AND FINISHES.
- 5.0 FURNITURE, FIXTURE & EQUIPMENT**
- 5.1 REFER TO SCHEDULES AND ELEVATIONS.
- 6.0 MILLWORK**
- 6.1 REFER TO MILLWORK ELEVATIONS.
- 7.0 TILE**
- 7.1 ALL TILE TO BE STACKED.



PROJECT
OLD GROWTH CANNABIS
ALLANDALE ROAD, LOT B
COLWOOD BC

DRAWING
COVER SHEET

ISSUED BY	DATE	SCALE
HF0003	22.03.22	AS NOTED
HF0003	22.03.22	AS NOTED
HF0003	22.03.22	AS NOTED

ID0.00

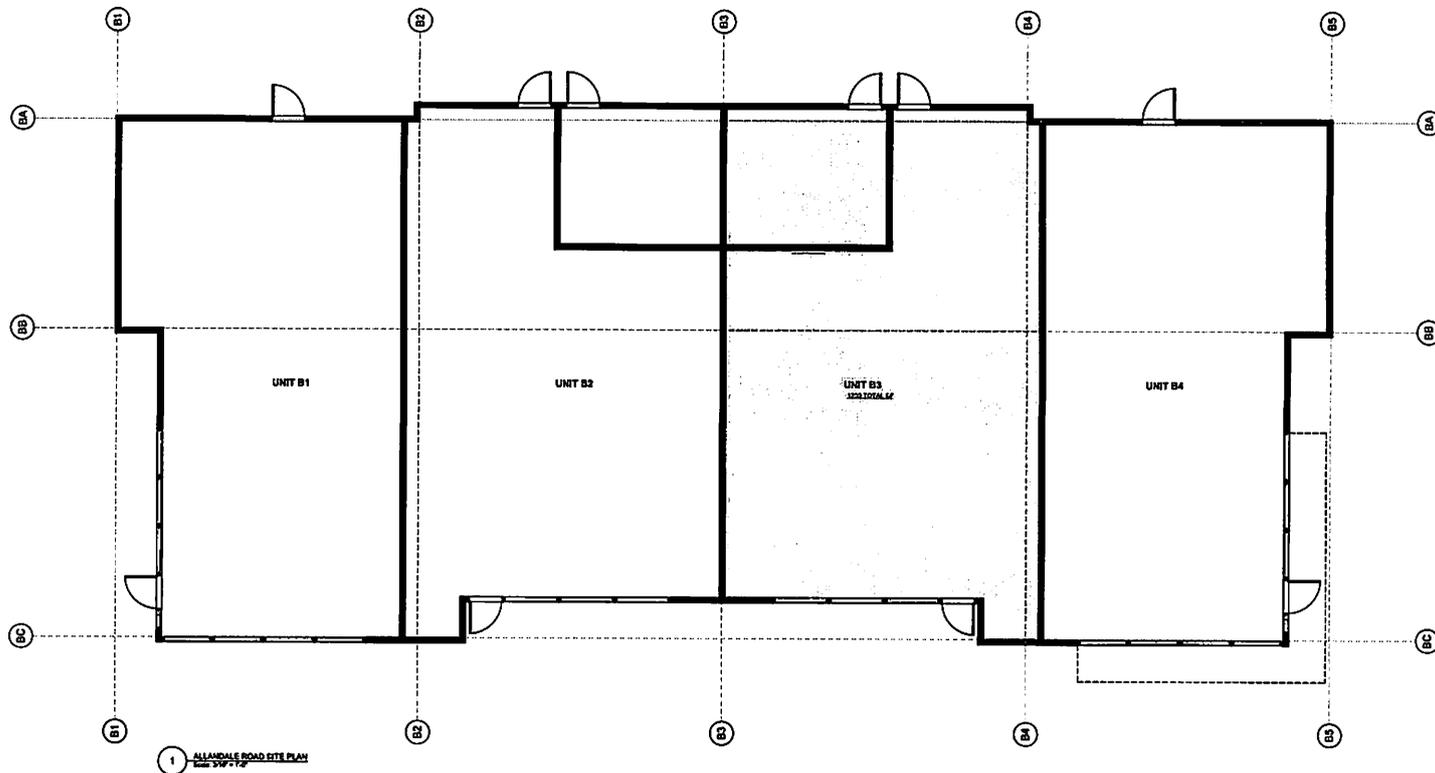


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ISSUED
 1.00.00 FOR REVIEW_23.03.21

REVISION
 A 2020-08-23 REVISED LAYOUT



1 ALLANDALE ROAD SITE PLAN
 2023.03.21

PROJECT
 OLD GROWTH CANNABIS
 ALLANDALE ROAD, LOT B
 COLWOOD BC

DRAWING
 SITE PLAN

DATE	BY	REVISION
2023.03.22	MDG	AS NOTED
PROJECT NO	MDG-002	DATE PLOTTED
FILE NAME		2023.03.22 10:00 AM

ID0.01



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Drawings include. The design and details shall be based on the information provided. Hansenbuilt shall not be responsible for the accuracy of the information provided. Hansenbuilt shall not be responsible for the accuracy of the information provided. Hansenbuilt shall not be responsible for the accuracy of the information provided.

ISSUES
 1 ISSUES FOR REVIEW_20.03.21

REVISION

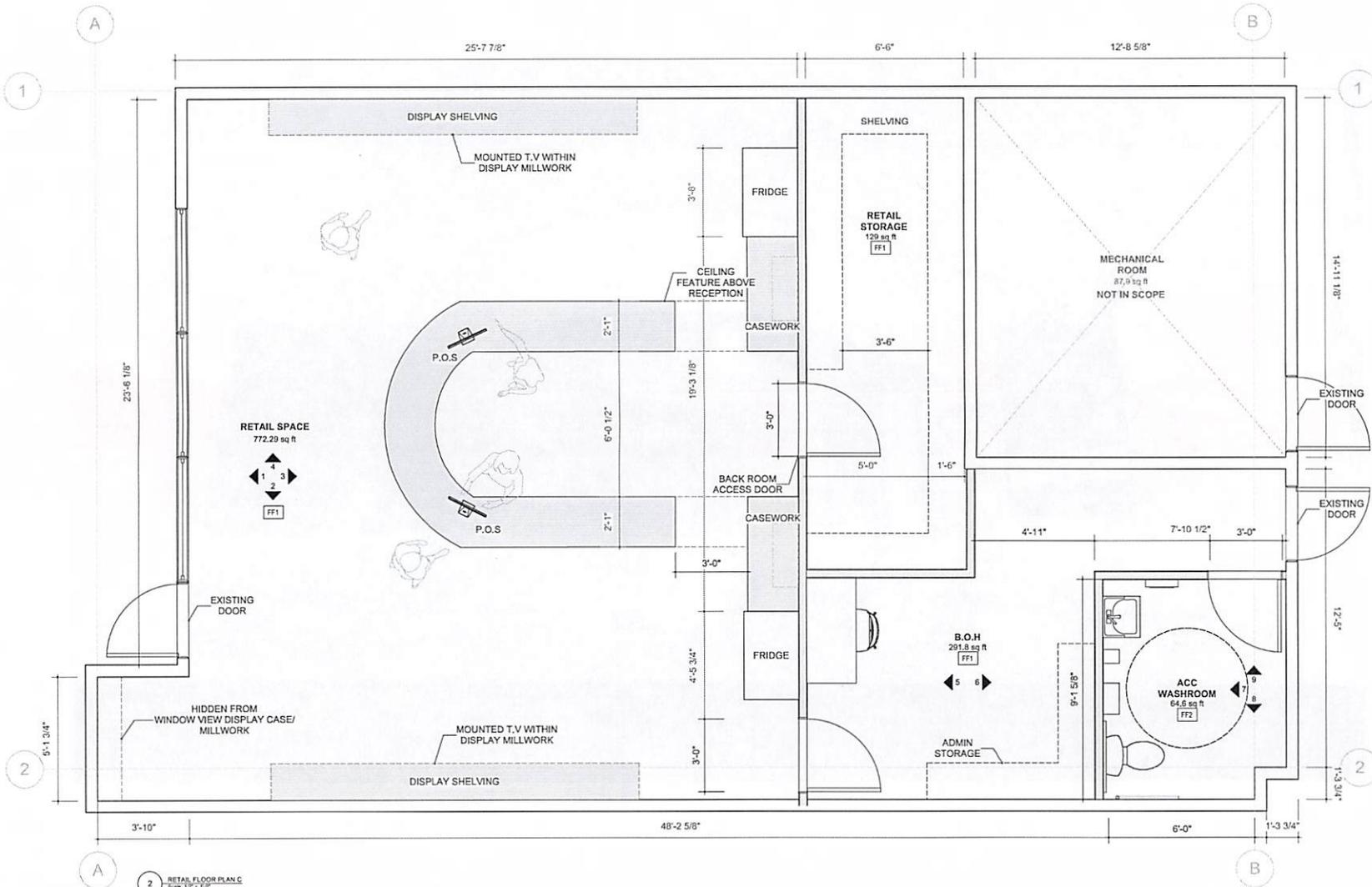
NOT FOR CONSTRUCTION

WALL LEGEND:	
	1/2\"/>
	1/2\"/>

PROJECT
OLD GROWTH CANNABIS
 ALLANDALE ROAD, LOT B
 COLWOOD BC

DRAWING
PROPOSED PLAN

DATE	BY	SCALE
20.03.21	BD	AS NOTED
22.03.22		
PROJECT #	180-D002	SHEET NO.
		ID1.00



2 RETAIL FLOOR PLAN C
 Scale: 1/8" = 1'-0"



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ISSUED
1-18-23 FOR REVIEW_23.03.21

NOT FOR CONSTRUCTION

REVISION



PROJECT
OLD GROWTH CANNABIS

ALLANDALE ROAD, LOT B
COLLWOOD BC

DRAWING
PERSPECTIVE

OWNER	EC	SCALE
DESIGNER	SO	AS NOTED
DATE	22.03.22	SHEET NO.
PROJECT NO.	HBD-OGC	ID3.00

APPENDIX 4 - Letter of Rationale

March 30th, 2022

Mayor Rob Martin and Members of Council
Colwood City Council
3300 Wishart Road
Colwood, BC
V9C 1R1

Dear Mayor and Council,

My name is Ryan Lider, and I am one of the four founders of Old Growth Cannabis. I am writing on behalf of Old Growth to propose a retail cannabis store at 681 Allandale road, in the Allandale District development. Our projected store would be next to Dominoes pizza, and would compliment a liquor store, McDonalds, Tim Hortons, amongst an array of other retail stores. Our store would fully comply with the Cannabis Retail Store Policy (CRS); namely, it is zoned under the Mixed Use Employment Centre Land Use Designation under the 2018 Official Community Plan (OCP). Furthermore, as per the separation distances section of the CRS policy, we have provided distances for all proximate schools, city parks, and existing cannabis retail stores. Finally, we intend on engaging continuously with our neighbours within 100M of 681 Allandale road, including hosting a public engagement session prior to the Committee of the Whole, in order to engage their full support and blessing for our proposal.

Old Growth Cannabis was founded by a group of 4 individuals - all born and raised in Greater Victoria, with a shared passion for sustainability. Whilst entrepreneurs by trade, we present a wide breath of experience in multiple local businesses, including environmentally-conscious real-estate development, breweries, hotels, apartments, multiple tech start-ups, and four cannabis retail stores (Earth-to-Sky Cannabis). As an homage to our shared origins of being island born and rooted, we created Old Growth Cannabis and are thrilled by the prospect of having our very first store under the new brand be located in the city of Colwood.

Thank you all in advance for considering our application to open a cannabis retail store within Colwood; we greatly appreciate your time.

Kind regards,

Ryan Lider, Old Growth Cannabis

APPENDIX 5 - Separation Distances



hansenbuilt
 728 KERRY ST
 VICTORIA BC
 V8W 1P2
 250 690 2030
 www.hansenbuilt.com

OLD GROWTH CANNABIS

SEPARATION DISTANCES:

City Parks

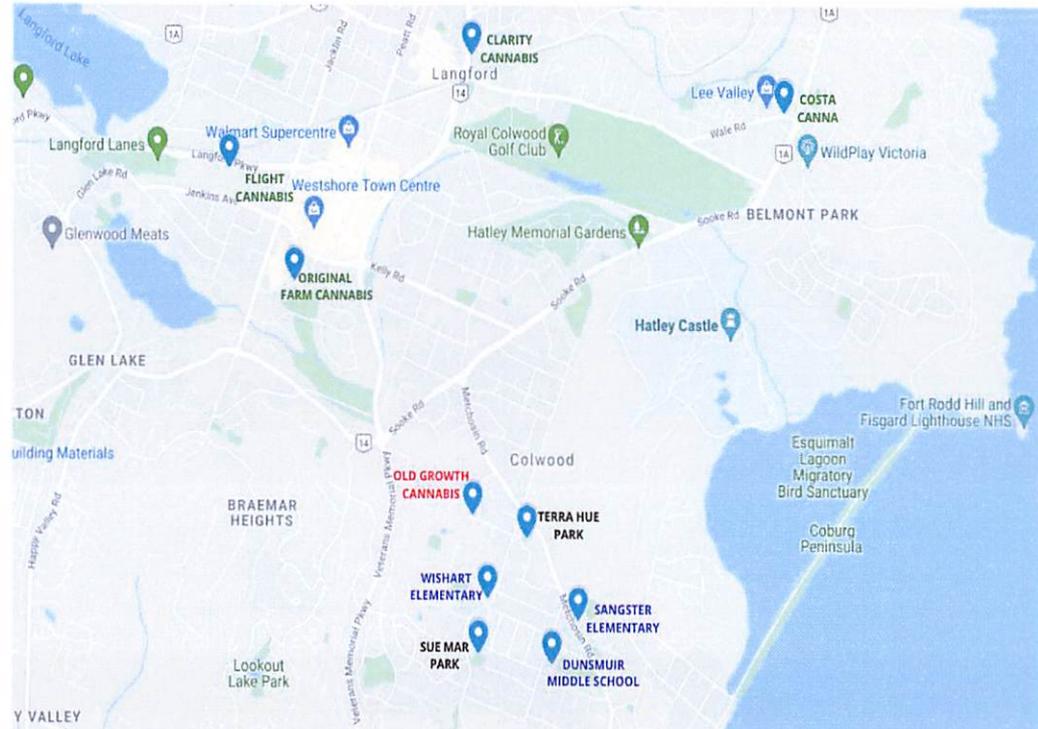
Terrahue Park	350 m
Sue Mar Park	1km
Colwood Garden Society	450m
Drummond Park	2km

Schools

Wishart Elementary	700m
Sangster Elementary	1.1km
Dunsmuir Middle School	1.8km

Cannabis Retail

Clarity Cannabis	3.1km
The Original FARM	2.3km
FLIGHT Cannabis	3.0km
Costa Cannabis	3.6km



ISSUED

REVISION

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PROJECT

OLD GROWTH CANNABIS

ALLANDALE ROAD, LOT B
 COLWOOD BC

DRAWING

SEPARATION DISTANCES

DESIGNER	DE	SCALE	AS NOTED
CHECKED	SD		
DATE	22.03.22		
PROJECT ID	HBD-0302	SHEET NO.	10.02

APPENDIX 6 - Summary of Public Engagement

Old Growth Cannabis

Summary of Public Engagement

April 27th, 2022

Mayor Rob Martin and Members of Council
Colwood City Council
3300 Wishart Road
Colwood, BC
V9C 1R1

Dear Mayor and Council,

In accordance to our application to the City of Colwood for text amendment at 681 Allandale Road, we held a public engagement session at Juan de Fuca recreation centre on April 27th, 2022 from 6:00pm to 8:00pm in the Seniors Room 201. In order to help facilitate a scheduling conflict on behalf of the recreation centre, we agreed to move our location to the Lower Clubhouse room. Multiple signs were posted throughout the Seniors Centre, as well as the clubhouses to redirect potential attendants. In addition, we had a staff member from the recreation centre present at the original location to help relocate attendants to the new location.

We notified all of our neighbours within 100m – which included 14 different civic addresses, via mailing them an open invitation to attend our engagement session. In addition to this, we afforded our neighbours an opportunity for them to engage with us virtually via video conferencing, and provided our email address (info@oldgrowthcanna.com) to help set up the virtual attendance. The letter that was mailed is provided in **Appendix A** of this summary, and the addresses engaged are provided in **Appendix B**.

In preparation for the meeting, we developed a PowerPoint presentation to inform attendees on our intentions with the proposed store. This presentation included: information regarding our collective experiences as founders; a summary of the store itself – including a render of what the store may look like; our security considerations for the store; separation distances from city parks, schools, and other cannabis retail stores; and, our commitment to our staff, our patrons, and the community. The PowerPoint presentation is provided in **Appendix C**.

Despite engaging all of our neighbours within 100m and providing 14 days of notice for the engagement session, we had 0 attendees at the meeting. We believe this speaks to the growing positive sentiment towards cannabis retail stores, and in our collective experience as founders, we have noticed an

significant increase in trust of cannabis companies since legalization; therefore, we were not surprised that there were no attendants expressing concern via both the in-person meeting, and email. Regardless, we are still excited to engage with our neighbours, and are driven to be community engaged forever, not just through the municipal approval process.

Kind regards,

Ryan Lider, Old Growth Cannabis

Appendix A

Dear neighbours,

We would like to formally invite you to join us in attending a public engagement session at **Juan de Fuca Recreation Centre Seniors Room 201** (Classroom 4) on **April 27th, 2022 from 6pm – 8pm**. The purpose of the session is to share with you all information regarding our application to the City of Colwood to allow a provincially licensed, non-medical cannabis retail store within the new Allandale District development. We are eager to hear from you all, and to open a dialogue suited towards answering any questions or concerns you may have in relation to our business and plan for the store.

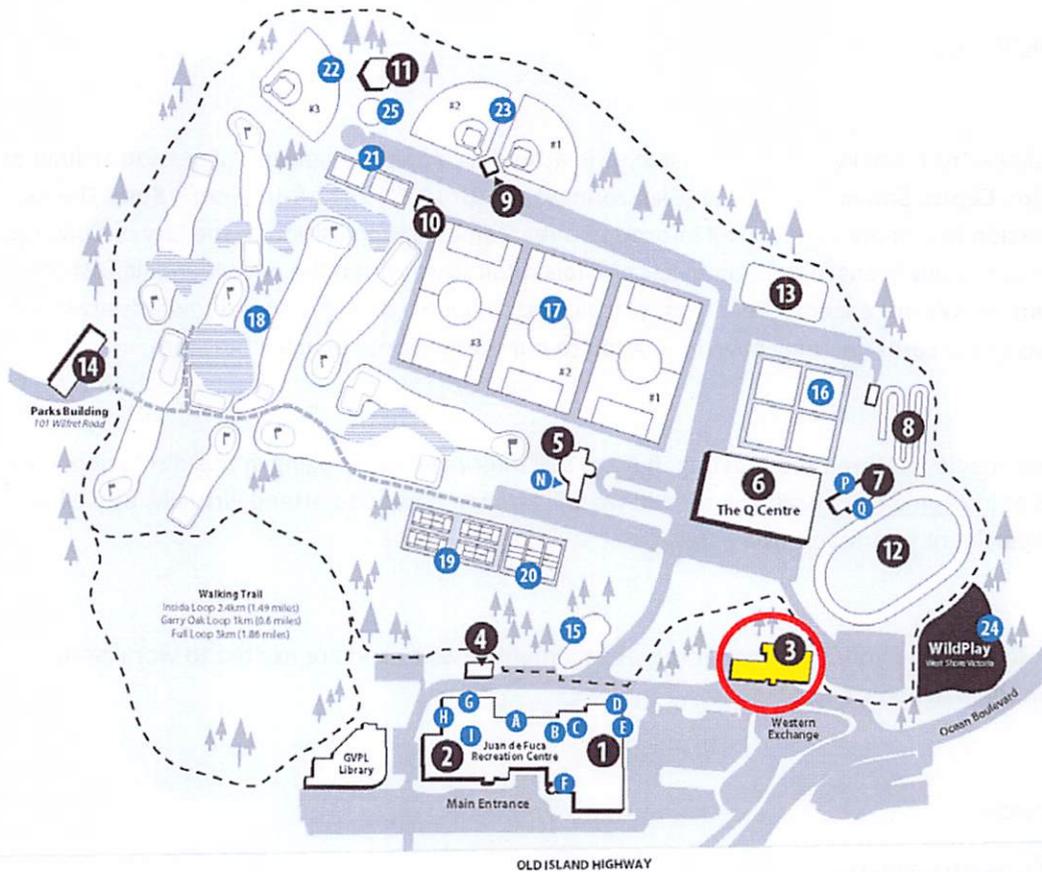
If you are unable to attend the meeting, but are still interested in engaging in this discussion, please email us at info@oldgrowthcanna.com and we will arrange for you to attend virtually, as well as send you any pertinent information via email.

We look forwards to your presence at this engagement session, and are excited to work alongside you all within the neighbourhood.

Kind regards,

The Old Growth Cannabis Team

PS: We have attached a map on the backside of this letter to help you locate the engagement session.



- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1. JDF Recreation Centre <ul style="list-style-type: none"> A. Indoor Sports Complex B. Playroom C. Childcare Centre D. Kid's Cove E. JDF Arena Entrance F. Administration 2. Reception/Pool/Weight Room <ul style="list-style-type: none"> G. Swimming Pool H. Weight Room I. Reception & Cafe 3. 55+ Activity Centre 4. Kid's Cottage | <ul style="list-style-type: none"> 5. Kinsmen Fieldhouse <ul style="list-style-type: none"> N. Golf Pro Shop 6. The Q Centre 7. Clubhouse <ul style="list-style-type: none"> P. Lower Clubhouse Q. Upper Clubhouse 8. BMX Track 9. Lower Park Concession 10. Lower Park Washrooms 11. Rotary Picnic Shelter 12. Velodrome/ Artificial Turf 13. Lacrosse Box | <ul style="list-style-type: none"> 14. Parks Building 15. Rotary Playground 16. Lawn Bowling Greens 17. Playing Fields 18. Golf Course 19. Tennis Courts 20. Beach Volleyball Courts 21. Basketball Courts 22. Adult Baseball Diamond 23. Youth Baseball Diamonds 24. WildPlay West Shore Victoria 25. Rotary Picnic Playground |
|---|---|---|

Room 201 (Classroom 4)

Appendix B

Neighbours engaged:

2403 Sooke Road

691 Allandale Road

651 Allandale Road

3287 Haida Drive

3291 Haida Drive

3295A Haida Drive

3295B Haida Drive

3288 Haida Drive

3284 Haida Drive

3306 Batik Place

3310 Batik Place

3314 Batik Place

3309 Batik Place

3305 Batik Place

Appendix C

Old Growth Cannabis

Allandale District

Our Experience

- Four local founders, all born and raised in Greater Victoria
- Strong passion for sustainability
- Entrepreneurs by trade
 - Environmentally-conscious real-estate development
 - Breweries, hotels, apartments
 - Multiple technology companies
 - Other cannabis retail stores

The Store

- 681 Allandale Road
- Neighbours to: Tim Hortons, Domino's Pizza, McDonalds, etc.
- Flagship location for Old Growth Cannabis
- Biophilic design
- 1200 ft² unit
- 12ft high ceilings throughout
- Future locations considered in Langford and Colwood



Security Considerations

- 24/7 CCTV Surveillance
- Phone-line & cellular intrusion detection alarm system w/ backups
- Panic buttons / silent alarms to ensure staff safety
- 3M security film applied to all windows
- Commercial grade door security with NRP hinges
- Product stored behind locked cabinets, and “vault” storage area

OLD GROWTH CANNABIS

SEPARATION DISTANCES:

City Parks

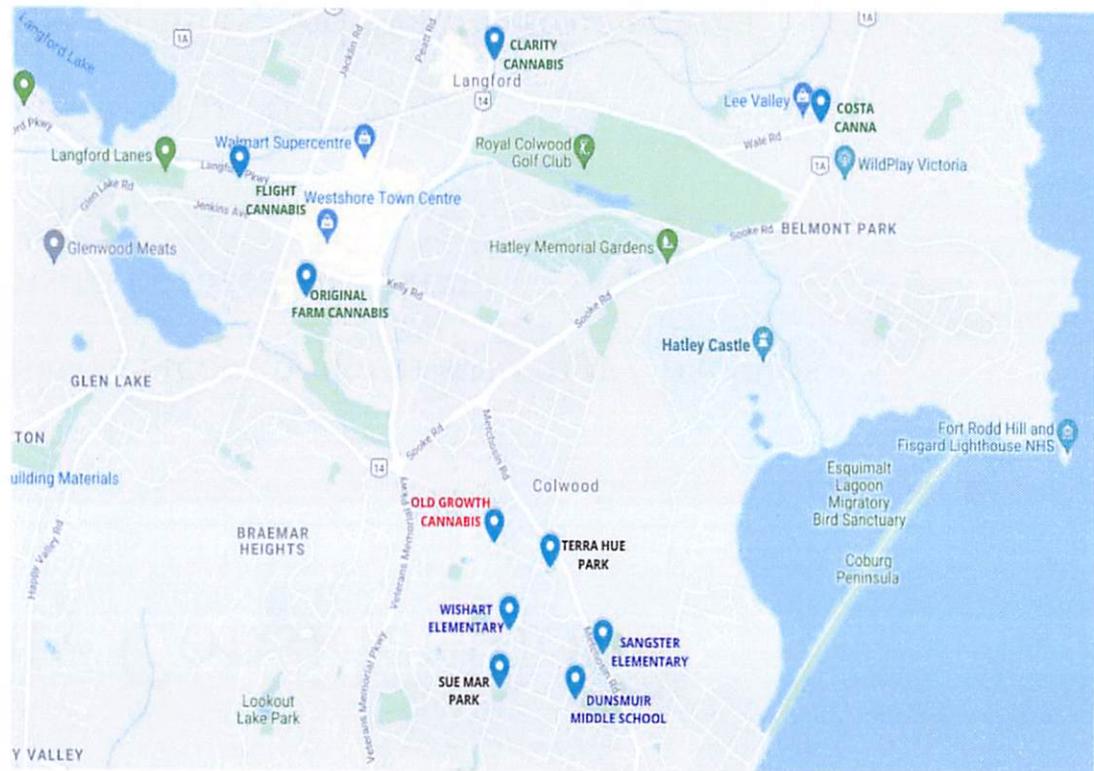
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Cannabis Retail

Clarity Cannabis	3.1km
The Original FARM	2.3km
FLIGHT Cannabis	3.0km
Costa Cannabis	3.6km



Our Commitment

- Stability and long-term commitment to the area
- Local employment driven
- Shared culture throughout all stores
- Health and happiness of our staff, and our patrons
- Community engaged, forever – not just through the approval process
- Contact us anytime: info@oldgrowthcanna.com



**CITY OF COLWOOD
BYLAW NO. 1898**

A BYLAW TO AMEND BYLAW NO. 151 BEING THE “COLWOOD LAND USE BYLAW, 1989”

The Council of the City of Colwood, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited as “Colwood Land Use Bylaw No. 151, 1989, Amendment No. 193 (Cannabis Retail-681 Allandale Road (Unit B3)) Bylaw No. 1940, 2022”

2. PURPOSE

Bylaw No. 151, the “Colwood Land Use Bylaw, 1989” is amended as follows:

- a) Following Section 7.11.2 numerically insert the following:
1) Lot B, Section 67, Esquimalt Land District, Plan EPP93779 (681 Allandale Road)
Despite section 2.1.09 (2) (g) a Cannabis Retail Store limited to a maximum floor area of 112m² is permitted at the property having a civic address of 681 Allandale Road and described as “Lot B, Section 67, Esquimalt Land District, Plan EPP93779; PID: 030-961-068).”

READ A FIRST TIME on the _____ day of _____, 2022

READ A SECOND TIME on the _____ day of _____, 2022

PUBLIC HEARING HELD on the _____ day of _____, 2022

READ A THIRD TIME on the _____ day of _____, 2022

**ADOPTED BY THE MUNICIPAL COUNCIL
OF THE CITY OF COLWOOD** on the _____ day of _____, 2022

Mayor

Corporate Officer

RESOLUTION BY COUNCIL AT MEETING OF MONDAY MAY 24, 2022

Description: Site Specific Text Amendment to Allow for Retail Cannabis at Unit B3, 681 Allandale Road[Recommendation from May 16, 2022 Committee of the Whole]

Resolution: THAT amendments be made to Section 7.10.2 of the Mixed Use Employment Centre 1 Zone to permit a Cannabis Retail Store limited to a maximum floor area of 112 m2 on the property with the civic address of 681 Allandale Road; AND THAT a Public Hearing requirement be waived subject to Section 464(2) of the Local Government Act; AND THAT the amending bylaw be given First, Second, and Third Reading; AND FURTHER THAT the City first receives confirmation of approval or conditional approval of the applicant's application for a Provincial Cannabis Retail Store licence from the Liquor and Cannabis Regulation Branch prior to final consideration of the amending bylaw.

Motion Details: MOVED BY: COUNCILLOR JANTZEN SECONDED: COUNCILLOR LOGAN

Disposition: CARRIED