



CITY OF WEST KELOWNA PUBLIC HEARING LATE ITEMS AGENDA

Tuesday, November 26, 2019, 6:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

***2. INTRODUCTION OF LATE ITEMS**

2

Letters received from the following:

- George Jarycki
- Joan E. Taylor
- Donna M. Rosa
- Nancy Majetich
- Matt Dober, Flora Cannabis

#1

From: [dev services](#)
To: [Chris Oliver](#); [Collette Beggs](#)
Subject: FW: Notice of Public Hearing(Z 19-11) Zoning Amendment Bylaw No.0154.85
Date: November 18, 2019 9:08:55 AM

From: Joanne Beloin <Joanne.Beloin@westkelownacity.ca>
Sent: November-18-19 8:40 AM
To: dev services <dev.services@westkelownacity.ca>; Tracey Batten <Tracey.Batten@westkelownacity.ca>; Shelley Schnitzler <shelley.schnitzler@westkelownacity.ca>
Subject: FW: Notice of Public Hearing(Z 19-11) Zoning Amendment Bylaw No.0154.85



JOANNE BELOIN | LEGISLATIVE SERVICES — CLERK II | CITY HALL
2760 Cameron Road, West Kelowna, BC V1Z 2T6
778.797.1000 | www.westkelownacity.ca

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From: George Jarycki <[REDACTED]>
Sent: November-16-19 9:05 AM
To: info west kelowna <info@westkelownacity.ca>
Subject: Notice of Public Hearing(Z 19-11) Zoning Amendment Bylaw No.0154.85

I live at 3677 Brown Rd and the building in question is seen from my balcony. I as other tenants strongly appose to the proposed facility which will foul the area. We already have 2 stores in the town that cater to marijuana smokers. Thank you for the attention.

Nov. 18, 2019

CITY OF WEST KELOWNA
DEVELOPMENT SERVICES



ATT: CITY CLERK

WITH REFERENCE TO:

FILE # Z-19-11 (B.B. CANNIBUS STORE)
BYLAW # 0154.85

FROM: JOAN E. TAYLOR
103-3767 BROWN RD.
WEST KELOWNA, B.C.
V4T 1Y1

I AM ADAMENTLY OPPOSED TO THE
ZONING AMENDMENT BYLAW.

CURRENTLY WE HAVE A GROWING
HOMELESS POPULATION THAT OCCUPIES
THIS AREA YEAR ROUND PRESENTING
PROBLEMS FOR BOTH RESIDENTIAL AND
BUSINESS OWNERS.



A SCHOOL IS LOCATED ON ELLIOTT ST.
ONE BLOCK OVER.

(1/2)

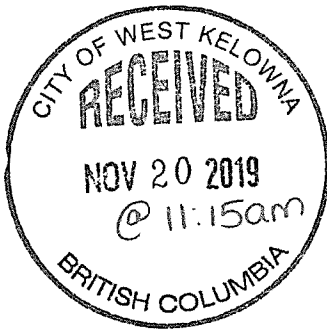
(2.)

WE ARE ALL TAXPAYERS AND THIS
AMENDMENT WOULD DO NOTHING TO
ENHANCE OUR COMMUNITY OR OUR
PROPERTY VALUE.

FUTURE CONCERNS ARE TRAFFIC
AND ~~PARKING~~ PARKING ON BROWN RD.

THANK YOU FOR YOUR ATTENTION,
Joan E. Taylor.

#3



#306 3767 Brown Road
West Kelowna V4T 1X1
Nov. 15, 2019

To
City of West Kelowna
Development Services
ATT: CITY CLERK

I am writing to express my opposition
and concern regarding ZONING AMENDMENT
BYLAW NO 0154.85

Firstly, is concern for traffic through
the bottleneck between the 2 parts of the
Highway through Brown Road. Presently,
it is difficult to get through at certain
times of the day, having to wait for 2 lights
and no room when exiting the Westbound on
to Brown Road.

Secondly, I am concerned that this ^{some of}
outlet is for recreational cannabis only. The
clientele may be questionable. Consequently,
the site may become a meeting place for
our less desirable citizens.

Thirdly, I am concerned that our property
values will diminish in view of the above.

I thank you for your consideration of this
matter.

Sincerely
Donna M. Ross

Subject Line:

Zoning Amendment Bylaw
File # Z 19-11 (BC Cannabis)



ATTN: City Clerk

Written Submission of

Nancy Majetch
3767
W. Kelowna

I am a Resident + Owner of a Condo on Brown Road in West Kelowna, B.C.

I am writing to express my opposition to a possible Zoning Amendment Bylaw No. 0154.85; subject property on Brown Road.

I respectfully "Disagree" + here are the reasons why:

— It would be "Unsafe for Senior Citizens" we already have Vandalism issues; Also I am a Senior Citizen who is "Afraid" to walk on Brown Rd. and surrounding Areas due to being harassed and foul language used + THREATS used toward me and I truly believe the situation would "Be Worse" having a Cannabis Retail Store on Brown Road.

— Also, a major Problem having a Cannabis Store so close to our "Children" that attend George Pringle School on Elliott Road.

Cont.

also

See ATTACHED

- SPEEDING on Brown Rd, already have this problem, + might get "worse"
- there will be Increased Traffic
- Noise Pollution (have already) might also "worsen" on Brown Rd.
- Physical Pollution (we already have this problem) Individuals drop off ALL kinds of Garbage on Brown Rd
- Exhaust Pollution from more vehicles would also "worsen" if the Cannabis Retail Store came onto Brown Rd

"My neighbourhood would be mostly impacted" by this Project due to again more Vandalism, car theft, Transients, Traffic Problems, more doubts and CHILDREN on Cannabis or liquor or BOTH. If not this to be too "Risky" to have this store on Brown Rd. We on Brown Road are called "The Ghetto" due to above Problems. My Friends + Relatives are Afraid to Visit or Park Their Vehicles on Our Parking Grounds or on Brown Rd.

As a Senior Citizen I have Rights to Safety, Privacy + Quiet! Don't See Any Benefits having a Cannabis Store, what I do see is ALOT of Negatives Only!!

Nancy Majid Brown Rd. W. Kelowna



November 25, 2019

Your Worship and Honorable Councillors,

**Re: Application: Z 19-11, Site Specific Text Amendment (PH), 2475 Dobbin Road Legal: Lot A
District Lot 486 ODYD Plan 36181
Owner: Anterra Westbank Towne Centre LTD.
Agent: BC Liquor Distribution Branch (LDB)**

I am the president of FLORA Cannabis, one of the five approved operators of a retail cannabis store in the City of West Kelowna. I am writing to you to express our company's concerns over the application brought forth by the BC Liquor Distribution Branch to operate a retail cannabis store within a unit located at 2475 Dobbin Road, just 50 meters from our approved location at 3710 Hoskins Rd.

As you are aware, Council adopted a comprehensive Non-Medical Cannabis Retail Store Rezoning Policy on October 2, 2018, which limited the number of stores in West Kelowna to 5. The Policy also established a comprehensive evaluation matrix under which all applications were compared to determine the suitable locations and operators for the City of West Kelowna. As you will recall, this was a highly competitive process, wherein all applicants contributed significant time and resources.

We acknowledge that Council has the discretion to exempt applications from the Policy, but we submit that doing so now would be premature and unfair to prior applicants.

To date, there are no cannabis stores operating in the City and there is no further information available to Council to base its decision to exempt the applicant from the Policy. This City of West Kelowna has not yet had the opportunity to evaluate the impact of this new industry on the community. The Policy was designed to select the very best initial applicants and locations to assist in future decision making and Policy, but there has not yet been enough time or experience to do so.

Furthermore, we submit that exempting the Province from the Policy puts the Province in an unfair competitive position to other business owners in the City. Unlike the initial applicants, the Province is not subject to the competitive initial intake process, which restricted the applications by number and geographic area. It is very likely that some of the initial applicants that were rejected based on geographic area would have scored higher than the Province in the competitive process.

Finally, we submit that that exempting the Province from the Policy prejudices successful applicants like ourselves, who made business and investment decisions based on the Policy adopted by Council. We are businesspeople and we appreciate the reality of competition in the market. That being the case, we

should be afforded a reasonable opportunity to carry on business under the Policy framework, at least until the City has had the opportunity to consider Policy changes based on objective and measurable criteria.

My short-lived experience in the legal cannabis industry has opened my eyes to the dichotomy of public policy pressures faced by policy makers, and I don't envy your position as decision makers. That being the case, Council has adopted a Policy based on well-founded principles and I encourage you not to abandon that Policy at the very first opportunity. Only time and experience should shape Policy changes at this critical juncture in this new industry.

Please do not hesitate to contact me directly if you have any further comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Marlynn J. Allen". The signature is fluid and cursive, with the first name "Marlynn" being more prominent than the last name "Allen".

FLORA CANNABIS