

Presentation to City Council
Cannabis Zoning Regulations
June 25, 2018

Good Evening Mayor Fougere and City Council. Thank you for allowing me to speak on the proposed Zoning Bylaw concerning Cannabis Retail Stores. My name is Judith Veresuk and I am here today on behalf of the RDBID Board and our downtown businesses and property owners to voice our concern with the proposed designation of Cannabis Retail Stores as a discretionary use in the Downtown District

The bylaw before you today states that Cannabis Retail Stores will be a permitted use within Major Arterial Commercial (MAC) and Designated Shopping Centres (DSC) zones. Within the Downtown (D) Zone, cannabis retail stores will be a discretionary use requiring City Council approval. **RDBID has concern that the discretionary use designation solely within Downtown Regina will effectively eliminate Downtown as a viable location for Cannabis Retail Stores.**

Provincial legislation requires all permit holders to have their Cannabis Retail Store operational within one year. If the Cannabis Retail Store is a discretionary use, this will add four months to the approval process with no guarantee that City Council will approve the application. For business owners working within a one year timeline, this unpredictability would make Downtown an undesirable location for a Cannabis Retail Store.

The bylaw as currently written allows Cannabis Retail Stores as a permitted use in MAC and DSC Zones. Due to the predictability of approval, assuming buffer distances are met, these locations will be at a locational advantage compared to Downtown. It will be quicker and easier to locate in these districts compared to downtown. This is extremely attractive when you are working within a one year deadline.

These sentiments have been communicated to RDBID by multiple members. I've attached some letters from our members for your reference.

The RDBID Board of Directors continues to support the need for a clear, streamlined approval process with predictable outcomes. This is just good business practice. The City of Regina must have policies that are business friendly. We need to make investing in our community easier, not put up hurdles, making it a burden and headache to develop a business or property. Adopting a zoning bylaw that is consistent across districts and provides a clear, streamlined process with predictable outcomes is a good business practice that would encourage and support investment in our community.

In summary, the RDBID Board of Directors and the downtown business community request that you amend the bylaw to designate Cannabis Retail Stores as a permitted use within the Downtown District.

Thank you for your time and I am happy to answer any questions you may have.

June 25, 2018

Mayor Michael Fougere and City Council
City of Regina
2476 Victoria Avenue, Box 1790
Regina, SK S4P3C8

Re: CR 18-49

Regina Planning Commission: Zoning Bylaw Amendment (18-Z-09) Cannabis Zoning Regulations

Dear Mayor Fougere and City Council:

Thank you for the opportunity to comment on the proposed Cannabis Zoning Regulations on behalf of **Leo's Group**.

After careful consideration of the proposed Cannabis Zoning Regulations, as a business owner/property owner in Downtown Regina, I do **NOT** support the designation of Cannabis Retail Stores as a discretionary use in the Downtown (D) district).

I am concerned that by having different approval processes for Cannabis Retail Stores for the Downtown District will put Downtown Regina at a locational disadvantage when businesses are determining where to invest in a Cannabis Retail Store. Requiring discretionary approval will deter investors from locating Cannabis Retail Stores in Downtown, especially if it is a more streamlined process to locate the same use in a Major Arterial Commercial (MAC) or Designated Shopping Centre (DSC) zone. Cannabis Retail Stores should have the same permitted use approval process across all designated zones - Downtown, Major Arterial Commercial and Designated Shopping Centre.

Provincial legislation requires all permit holders to have their Cannabis Retail Store operational within one year. If the Cannabis Retail Store is a discretionary use, this will add four months to the approval process with no guarantee that City Council will approve the application. For business owners working within a one year timeline, this unpredictability would make Downtown an undesirable location for a Cannabis Retail Store.

Business owners need to have clear, transparent approval processes with a predictable outcome (assuming all zoning requirements are met). By keeping Cannabis Retail Stores a permitted use, applicants would work with City Administration to ensure the regulatory framework is being adhered to and negative impact on the surrounding community is minimized. If the Cannabis Retail Store applicant works in good faith with City Administration and meets all the zoning requirements, then the proposal should be approved administratively.

The City of Regina needs to have policies that are business friendly. Adopting a zoning bylaw that is consistent across districts and provides a clear, streamlined process with predictable outcomes is a good business practice that would encourage and support investment in our community.

Should you have further questions, please do not hesitate to contact me at 306-501-2828

Sincerely,
Michael Ash

A handwritten signature in black ink, appearing to be 'MA', with a long horizontal flourish extending to the right.

June 25, 2018

Mayor Michael Fougere and City Council
c/o City of Regina
2476 Victoria Avenue
P.O. Box Box 1790
Regina, SK
S4P3C8



Dear Mayor Fougere and City Council:

Re: CR 18-49 - Regina Planning Commission: Zoning Bylaw Amendment (18-Z-09)
Cannabis Zoning Regulations

Thank you for the opportunity to comment on the proposed Cannabis Zoning Regulations on behalf of Mitchell Developments Ltd.

After careful consideration of the proposed Cannabis Zoning Regulations, as a business owner/property owner in Downtown Regina, I do **NOT** support the designation of Cannabis Retail Stores as a discretionary use in the Downtown (D) district.

I am concerned that by having different approval processes for Cannabis Retail Stores for the Downtown District will put Downtown Regina at a locational disadvantage when businesses are determining where to invest in a Cannabis Retail Store. Requiring discretionary approval will deter investors from locating Cannabis Retail Stores in Downtown, especially if it is a more streamlined process to locate the same use in a Major Arterial Commercial (MAC) or Designated Shopping Centre (DSC) zone. Cannabis Retail Stores should have the same permitted use approval process across all designated zones - Downtown, Major Arterial Commercial and Designated Shopping Centre.

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The City of Regina needs to have policies that are business friendly. Adopting a zoning bylaw that is consistent across districts and provides a clear, streamlined process with predictable outcomes is a good business practice that would encourage and support investment in our community.

Should you have further questions, please do not hesitate to contact me at 306-757-5818

Sincerely,

MITCHELL DEVELOPMENTS LTD.



Mitch Molnar
President

MM/lb