

PUBLIC HEARING BINDER
385 North Dollarton Highway



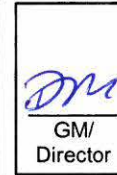
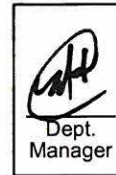
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AGENDA INFORMATION

- Regular Meeting
- Other:

Date: FEB. 3, 2020
Date: _____



**The District of North Vancouver
REPORT TO COUNCIL**

January 17, 2020
File: 08.3060.20/051.19

AUTHOR: Emel Nordin, Development Planner

SUBJECT: Text Amendment to add “Cannabis Retail Store” at 385 North Dollarton Highway
(Bylaw 8422)

RECOMMENDATION

THAT the application by Rebecca Hardin for a Cannabis Retail Store at 385 North Dollarton Highway is rejected;
AND THAT the Liquor and Cannabis Regulation Branch be informed of this decision.

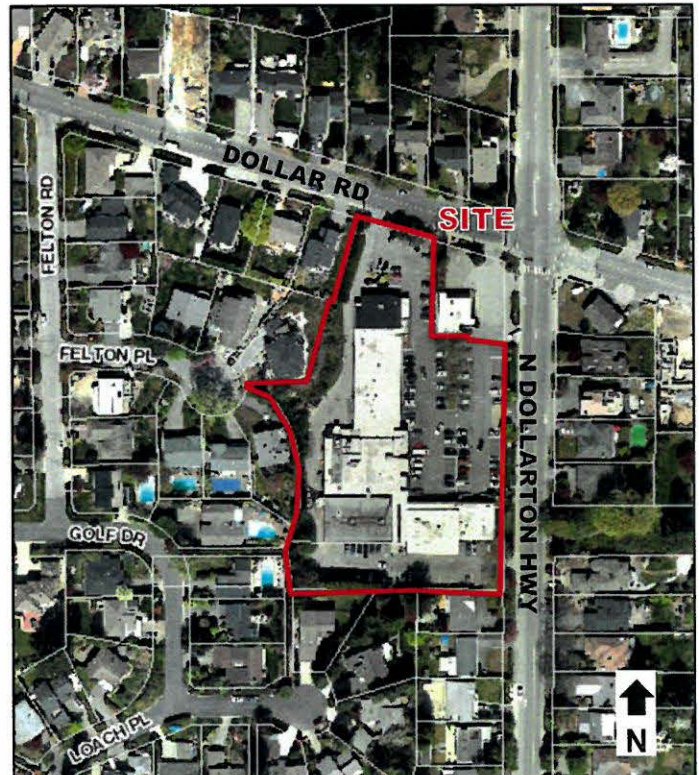
REASON FOR REPORT

The applicant proposes to amend the Zoning Bylaw to add “Cannabis Retail Store” as a permitted use for the property located at 385 North Dollarton Highway in the Dollarton Village Shopping Plaza.

Implementation of the proposed amendment requires Council’s consideration of Bylaw 8422 to amend Section 405B (1), of the Zoning Bylaw to allow a cannabis retail store as a permitted use at this location.

As the property is outside of a key growth centre and the proposal has attracted significant negative comment from nearby residents, staff recommend that the application be rejected.

Bylaw 8422 is however available for Council’s consideration, should they wish to grant First Reading, and refer the bylaw to a Public Hearing.



SUMMARY

An application has been submitted to the District of North Vancouver for a text amendment to add “Cannabis Retail Store” as a permitted use for the property located at 385 North Dollarton Highway, within the Dollarton Village Shopping Centre.

Prior to the issuance of a cannabis retail store licence, the Liquor and Cannabis Regulation Branch (LCRB) requires confirmation of a positive recommendation from the District of North Vancouver. If Bylaw 8422 is adopted, the District will forward to the LCRB an indication of Council’s support for a cannabis retail store license on this property.

The site is located outside of a key growth centre and significant concern has been raised by adjacent neighbours regarding the proposed cannabis retail store.

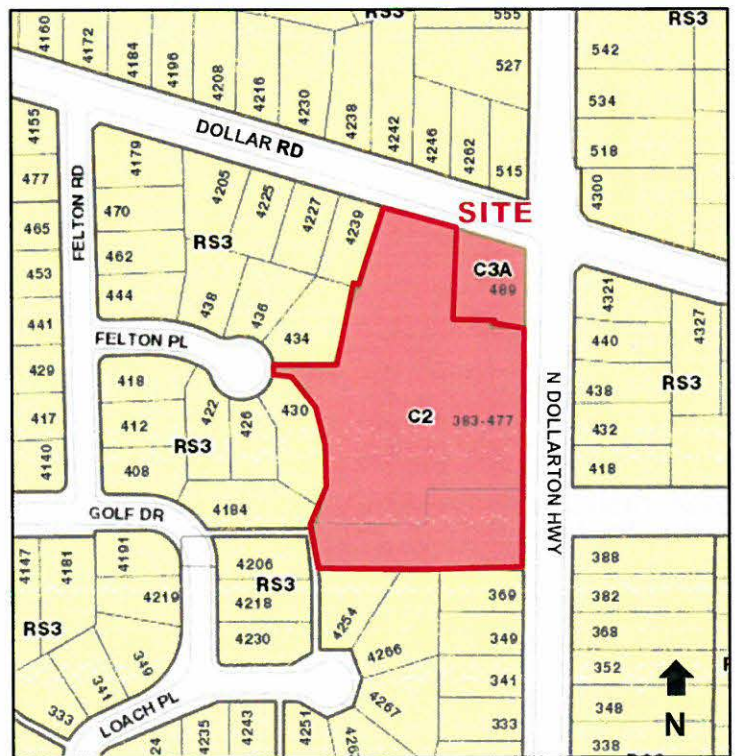
EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates this site as “Commercial Residential Mixed-Use Level 1” (CRMU1) which are areas intended predominantly for general commercial purposes, such as retail, service and offices. The site is outside of a key growth centre.

Zoning

The subject property is zoned “Commercial Zone 2” (C2). The C2 zone permits “Cannabis Retail Store” use when the subject property is included on the table in Section 405B (1). Bylaw 8422 (Attachment A) proposes to amend Section 405B (1) by adding 385 North Dollarton Highway to the list of properties permitting one cannabis retail store.



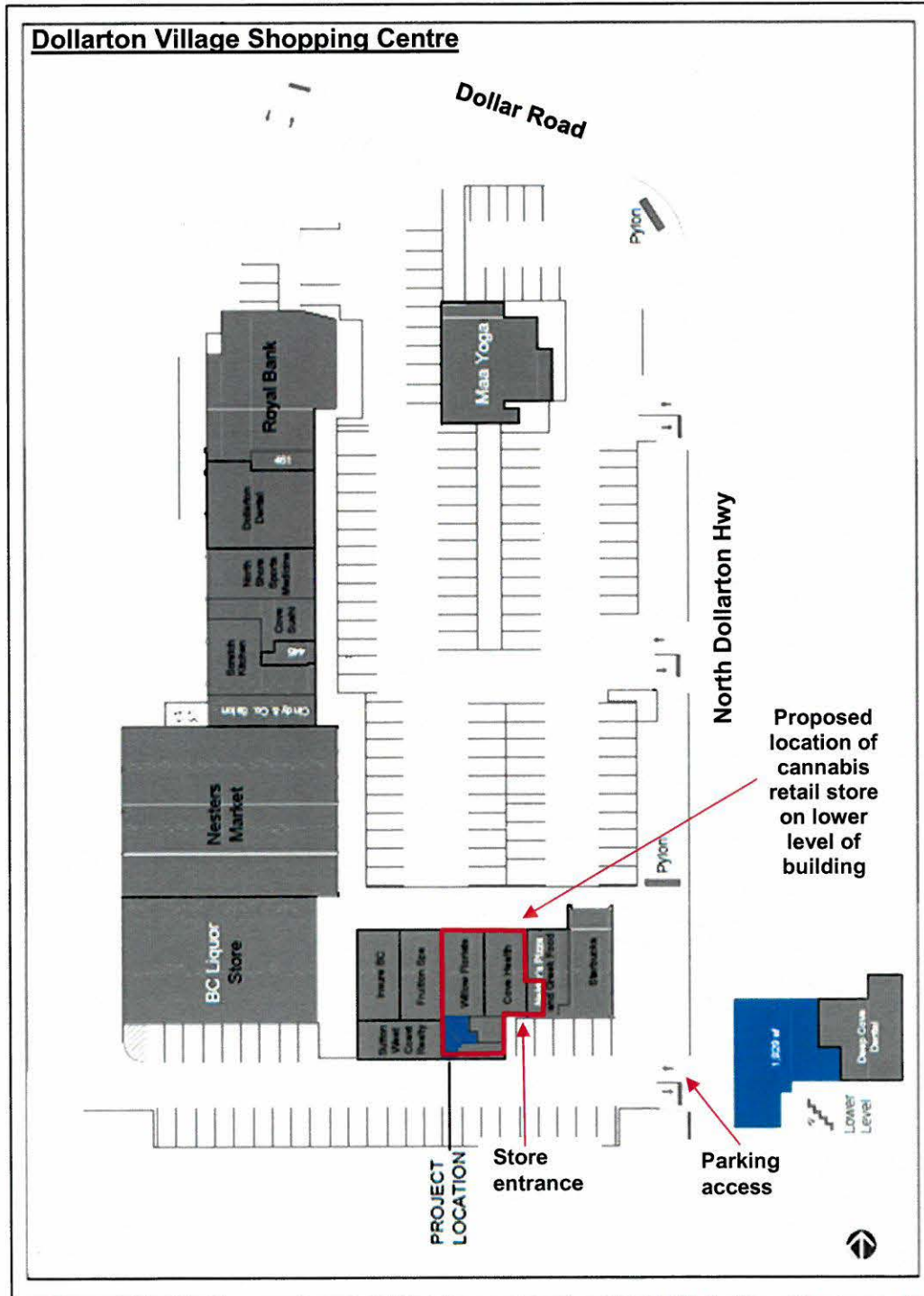
ANALYSIS

Site and Surrounding Area

The proposed cannabis retail store is to be located in a ground floor retail space in the existing two-storey building located at the south end of the Dollarton Village Shopping Centre.

Dollarton Village Shopping Centre is located at the southwest corner of North Dollarton Highway and Dollar Road. The proposed retail location is accessed from North Dollarton Highway via a driveway providing access to the parking lot at the south (rear) of the building. The front entrance to the proposed cannabis retail store is accessed from this parking lot.

The site is located within a residential neighbourhood with single-family residential properties located to the north, east, south and west.



Non-medical Retail Cannabis Policy

The proposed use of the site has been reviewed against the District’s Non-medical Retail Cannabis Policy (“the Cannabis Policy”). The proposal does not comply with the policy as its location is outside an OCP key growth centre. A review of the ‘Locational Guidelines’ and ‘Other Evaluation Criteria’ is outlined in the table below.

Locational Guidelines	
Zoned to permit a liquor store	Liquor store listed as a Principal Use
Located at least 200 metres from any school	Complies - site is approximately 240 metres from Sherwood Park Elementary School.
Does not exceed a maximum of one business per OCP key growth centre	Site is <u>not located</u> within an OCP key growth centre.
Complies with all Provincial Cannabis Licensing Regulations	Security plan provided to satisfy provincial and federal legislative requirements. Confirmation of compliance and issuance of a licence by the LCRB will be required should the rezoning be approved by Council.
Other Evaluation Criteria	
Access for vehicles, potential traffic impacts and parking availability	Existing vehicle access is provided via a driveway from North Dollarton Highway to the south parking lot, and no traffic impacts are anticipated. Existing 157 surface parking spaces meet Zoning Bylaw requirement.
Access for pedestrians and cyclists	Good access for pedestrians, cyclists and those using alternate modes of transportation. Site is located on a bus route with a bus stop adjacent to the proposed store location.
Store layout that does not accommodate product sampling	Complies
A proposed exterior design that is consistent with all applicable design guidelines and complies with provincial requirements	No major façade changes proposed. Windows are to be obscured with decorated opaque film, in accordance with provincial requirements.
Signage in accordance with the District of North Vancouver Sign Bylaw	Proposed signage on south elevation is generally consistent with the Sign Bylaw. A sign permit will be required prior to installation of any signs.
Operating hours that do not exceed 9 am – 9 pm	Complies



Proposed Exterior Design and Signage

Concurrence

The project has been reviewed by staff from the Building, Engineering, Property Use, Community Planning and Fire Departments. No concerns have been noted.

The North Vancouver RCMP has reviewed the proposal and indicated that there are no objections to the proposed cannabis retail store at this location.

The LCRB Senior Licensing Analyst has advised that the LCRB has not yet completed their suitability assessment of the applicant as required by the *Cannabis Control and Licensing Act*. A completed suitability assessment will be required prior to adoption of Bylaw 8422.

Public Input

Notices were distributed to neighbours within a 100 m (328 ft.) radius of the subject property and a sign was placed on the property in accordance with the District’s policy on “Non-Statutory Public Consultation for Development Applications.” A total of 197 notices were delivered and 50 comments and 3 petitions were received in response. A summary of the responses and petitions is indicated below:

- 47 responses opposed
- 2 responses in support
- 1 response with a mix of questions and concerns
- A petition in support with 105 signatures

- A petition in opposition with 126 signatures
- A petition in opposition with 14 signatures

Positive comments received include:

- The proposed cannabis retail store would add to the vibrancy of the neighbourhood and serve residents well
- A cannabis store would be a complementary use to the existing recreation/wellness-oriented services on the property
- Impressed by experience at the applicant’s existing cannabis retail store, MUSE, on South Granville in Vancouver
- The proposed unit has separate parking and standalone storefront from other tenants, which is a positive
- Patrons visiting Dollarton Village Shopping Centre can access every store without having to walk or drive by the proposed cannabis store or have sightlines to it from the main parking lot

The table below summarizes the key concerns received by topic area:

Comment	Policies and Applicant Response
Impacts on single-family neighbourhood, families with young children; not suitable location and does not reflect nature of the community	<ul style="list-style-type: none"> • Location is not within an OCP key growth centre
Proximity to Sherwood Park Elementary School and student walking path; influence on students who visit the shopping centre at lunch hour as they will be able to see the store	<ul style="list-style-type: none"> • The proposed location slightly exceeds the Cannabis Policy’s 200 m minimum distance requirement • Employees must ID any guest who appears to be under the age of 25 years upon entry to the store • Windows will be obscured with film that restricts visual access from the exterior • Exterior signage will state “No minors permitted at any time”
Proximity of cannabis store to liquor store	<ul style="list-style-type: none"> • Cannabis retail stores are permitted in commercial zones that permit liquor stores • Complies with provincial regulations

Security and increased criminal activity	<ul style="list-style-type: none">• Security plan submitted in accordance with provincial regulations, including locked display cases• Retail environment is proposed to be well lit
Hours of operation too long/late	<ul style="list-style-type: none">• Complies with the Cannabis Policy hours of operation which allows operation between 9 am and 9 pm, seven days a week
Potential for odour and/or smoke	<ul style="list-style-type: none">• Display of product will comply with provincial requirements• All retail product is delivered and stored in pre-sealed containers• The applicant’s existing cannabis store in Vancouver has had no complaints regarding odour
Parking and traffic impacts	<ul style="list-style-type: none">• The existing 157 on-site surface parking spaces meet the Zoning Bylaw parking requirements for the property; the separate south parking lot provides parking immediately adjacent to the proposed store location
Noise and loitering	<ul style="list-style-type: none">• Applicant has a policy that no queuing and/or loitering may occur outside the cannabis retail store• Applicant is proposing additional exterior signage to indicate “No Loitering / No consumption on premises”

Implementation

Implementation of this proposal will require a text amendment to the Zoning Bylaw to allow for a cannabis retail store on the property at 385 North Dollarton Highway.

Bylaw 8422 (Attachment A) amends Section 405B (1) of the Zoning Bylaw by adding 385 North Dollarton Highway to the list of properties permitted to have one cannabis retail store.

CONCLUSION

The proposal for a cannabis retail store at 385 North Dollarton Highway complies with some aspects of the Cannabis Policy, however the site is located outside of a key growth centre. Significant concern has been raised by nearby neighbours regarding the addition of a cannabis retail store within this primarily single-family residential neighbourhood, particularly due to the proximity to Sherwood Park Elementary School.

The Zoning Bylaw text amendment is now ready for Council’s consideration.

OPTIONS

The following options are available for Council's consideration:

1. Reject the application and inform the Liquor and Cannabis Regulation Branch of this decision (staff recommendation);
2. Return Bylaw 8422 to staff to negotiate changes to the proposal as directed by Council; or
3. Give Bylaw 8422 First Reading, and refer Bylaw 8422 to a Public Hearing.

Respectfully submitted,



Emel Nordin
Development Planner

Attachments:

- A. Bylaw 8422 – Zoning Bylaw Text Amendment
- B. Non-medical Retail Cannabis Policy

REVIEWED WITH:		
<input checked="" type="checkbox"/> Planning		<input type="checkbox"/> Clerk's Office _____
<input type="checkbox"/> Permits and Licences	_____	<input type="checkbox"/> Communications _____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance _____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services _____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS _____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor _____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS _____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate _____
		External Agencies:
		<input type="checkbox"/> Library Board _____
		<input type="checkbox"/> NS Health _____
		<input type="checkbox"/> RCMP _____
		<input type="checkbox"/> NVRC _____
		<input type="checkbox"/> Museum & Arch. _____
		<input type="checkbox"/> Other: _____

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The Corporation of the District of North Vancouver

Bylaw 8422

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1395 (Bylaw 8422)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) Part 4 "General Regulations" is amended by adding the following into the first empty row of the table in Section 405B (1):

005-479-533	385 N Dollarton Hwy	n/a	Bylaw 8422
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READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

CORPORATE POLICY

Title	Non-medical Retail Cannabis Policy
Section	Development and Social Planning

POLICY

It is the policy of Council that the approval of a retail cannabis business in the District of North Vancouver may only be considered through a rezoning application that meets the guidelines, criteria and processing requirements set out in this policy.

Policy approved on: July 22, 2019

Policy amended on: October 7, 2019

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

DEFINITIONS

“Council” means the Council for the District of North Vancouver.

“District” means the District of North Vancouver.

“Liquor & Cannabis Regulation Branch” means the Provincial branch which regulates British Columbia’s liquor industries and private retail non-medical cannabis industries (formerly Liquor Control and Licensing Branch).

“Cannabis Retail Store” means a business for the retail sale of non-medical cannabis for off-site consumption and cannabis accessories and does not permit a warehouse use.

REASON FOR POLICY

To provide locational and evaluation criteria to guide decisions on permitting the retail sale of non-medical cannabis in the District.

PREAMBLE

The District has taken the approach of considering retail cannabis businesses through an individual rezoning process considered on a case-by-case basis. Applications for a retail cannabis business should comply with the locational guidelines and other criteria contained in this policy and will be subject to public consultation requirements of the District's Development Procedures Bylaw and the statutory provisions of the *Local Government Act*.

APPLICATION

1. This policy applies to applications for rezoning to operate a retail cannabis business in the District of North Vancouver.
2. Administration of this policy is handled through the processing of rezoning applications and preparation of bylaws for Council consideration. Compliance with this policy does not guarantee development approval from Council.
3. Applicants who apply to the Liquor and Cannabis Regulation Branch (LCRB) for any retail cannabis business licence must submit a rezoning application to the District after the application is referred to the municipality for input by the LCRB. Rezoning applications will only be considered after the date of approval of this policy.

LOCATIONAL GUIDELINES

The following locational guidelines will be used to assess the suitability of a site for a retail cannabis business when an application for rezoning for such a use has been submitted to the District:

A retail cannabis business may be located on a site that:

1. Is currently zoned to permit a liquor store use;
2. Is located at least 200 metres from any elementary or high school property;
3. Does not exceed a maximum of one (1) business per each of the following key growth centres identified in the Official Community Plan*:
 - a. Maplewood Village Centre;
 - b. Lions Gate Village Centre and Marine Drive Corridor;
 - c. Lynn Valley Town Centre;
 - d. Lynn Creek Town Centre.

*Additional businesses outside of Town and Village Centres may be given consideration on a case-by-case basis, subject to a review of the merits of the application.

4. Complies with all of the requirements of the Provincial *Cannabis Licensing Regulation*.

OTHER EVALUATION CRITERIA

In addition to the above locational guidelines, the following criteria will be considered in evaluating a rezoning application for a retail cannabis business use:

1. Access for vehicles, including potential traffic impacts and parking availability;
2. Access for pedestrians and cyclists, including proximity to public transit;
3. A proposed interior layout that does not accommodate product sampling;
4. A proposed exterior design that is sensitive to the design and character of the respective Town and Village Centre in which it is located and is consistent with all applicable guidelines that regulate the exterior appearance of all residential and commercial properties within that Centre to the extent possible that it complies with the Provincial *Cannabis Control and Licensing Act*;
5. Design of signage that is in accordance with the District of North Vancouver Sign Bylaw;
6. Operating hours that do not exceed 9am – 9pm;
7. Store security requirements that meet the Provincial Cannabis Retail Store Licence Terms and Conditions Handbook.

NON-MEDICAL CANNABIS APPROVAL PROCESS

All retail cannabis businesses must undergo a site-specific rezoning process before the retail sale of non-medical cannabis is permitted. This will include opportunities for public consultation.

All applicants interested in establishing a retail cannabis business shall submit the following applications:

1. An application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for a cannabis retail store license prior to submitting an application for rezoning to the District;
2. An application to the District for a rezoning of the parcel to permit a retail cannabis business, once the application has been referred from the Provincial Liquor &

Cannabis Regulation Branch to the District for input. Applications for rezoning will be processed using a first-come-first-served model based on the date and time the application was forwarded to the District from the LCRB. Applications should be submitted to the District within 15 days of a referral from the LCRB. If an application is submitted more than 15 days after the referral from the LCRB, then it will be processed on a first-come-first-served model based on the date that the complete application is accepted by the District.

3. In the case of a Provincial store, the date that an application is submitted to the District will be considered the date of referral.
4. An application to the District for a development permit as required by the District;
5. An application for a District business licence, upon successful adoption of a rezoning bylaw and a positive recommendation from the District to the LCRB; and
6. Additional permit applications as required by the District, including but not limited to a building permit and/or sign permit applications.

PUBLIC CONSULTATION

1. Rezoning to permit a retail cannabis business will require public consultation as specified in District bylaws and policies (e.g. Development Procedures Bylaw) and statutory procedures set out in the *Local Government Act* (e.g. Public Hearing).
2. A summary of the public consultation will be included in a Report to Council for the rezoning application.

CONDITIONS OF REZONING

Council may require that one or more of the following conditions must be met prior to the adoption of a rezoning bylaw for a retail cannabis business:

1. The applicant may be required to submit details regarding on-site signage.
2. The applicant may be required to submit details on how potential odour that may be emitted from the premises will be controlled. A Section 219 covenant, or other means, may be used to secure any required odour mitigation measures.
3. The warehousing of cannabis as an accessory use shall not be permitted.
4. Any other conditions as may be required by Council.

SMOKING REGULATIONS SIGNAGE

1. A minimum of two signs shall be posted within the interior of the building and a minimum of one sign on the exterior of the building, with all signs having dimensions of at least 12" x 18". The signage shall detail the restrictions for smoking within 6 metres of any openings to the building, including doors and windows that open and any air intake, as outlined in section 6(a) of the Smoking Regulation Bylaw.

COUNCIL DISCRETION

While this policy is intended to establish a framework which would apply to all rezoning applications for retail cannabis uses, Council maintains full discretion to allow or reject any application for a retail cannabis use and may, in its sole discretion, exempt applications from all or any part of this policy.

AUTHORITY TO ACT

Provincial legislation, including the *Community Charter*, *Local Government Act*, and the *Cannabis Control and Licensing Act*, authorizes the District to regulate locational aspects of retail cannabis businesses and to establish procedures to assess and approve such businesses.

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Bylaw 8422

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1395 (Bylaw 8422)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) Part 4 “General Regulations” is amended by adding the following into the first empty row of the table in Section 405B (1):

005-478-103	385 N Dollarton Hwy	n/a	Bylaw 8422
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READ a first time February 3rd, 2020

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

PUBLIC HEARING

Cannabis Retail Store at 385 North Dollarton Hwy ZONING BYLAW AMENDMENT

What: A Public Hearing for Bylaw 8422, a proposed amendment to the Zoning Bylaw, to add Cannabis Retail Store as a permitted use for the property located at 385 North Dollarton Highway in the Dollarton Village Shopping Centre.

When: 7pm, Tuesday, March 3, 2020

Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC

What changes?

Bylaw 8422 proposes to amend the District's Zoning Bylaw to add Cannabis Retail Store as a permitted use for the property located at 385 North Dollarton Highway in the Dollarton Village Shopping Centre.



How can I provide input?

We welcome your input Tuesday, March 3, 2020, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.



Need more info?

Relevant background material and copies of the bylaws are available for review at the Municipal Clerk's Office or online at [DNV.org/public_hearing](https://www.dnv.org/public_hearing) from February 18, 2020 to March 3, 2020. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:01 p.m. on Monday, February 3, 2020 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Ms. T. Atva, Manager – Community Planning
Mr. M. Hartford, Section Manager – Development Planning
Ms. L. Simkin, Acting Deputy Municipal Clerk
Ms. S. Dale, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. February 3, 2020 Regular Meeting Agenda

MOVED by Councillor BACK

SECONDED by Councillor FORBES

THAT the agenda for the February 3, 2020 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. PUBLIC INPUT

2.1. Ms. Jessica Gares, 800 Block Ruckle Court:

- Spoke in support of item 8.5 regarding the text amendment to add “Cannabis Retail Store” at 385 North Dollarton Highway;
- Opined that sufficient consultation has been done in the community; and,
- Noted that positive feedback has been received in the community.

2.2. Mr. John Harvey, 1900 Block Cedar Village Crescent:

- Commented on speaking to agenda items; and,
- Expressed concern with the difficulty to sign up for public input during Council Workshops; and,
- Advised Council that he is a District resident.

2.3. Ms. Jannette Schister, 400 Block Beachview Drive:

- Spoke in opposition to item 8.5 regarding the text amendment to add “Cannabis Retail Store” at 385 North Dollarton Highway;

- Opined that a cannabis retailer is not supported within the community;
- Commented that the proposed retail store is not in a suitable area; and,
- Urged Council to listen to the community and reject the application.

2.4. Ms. Victoria Prendergast, 2000 Block Fullerton Avenue:

- Express concern with regards to the removal of trees on the south side of the Capilano River; and,
- Expressed concern with the loss ongoing development in the Fullerton area and the loss of greenspace.

3. RECOGNITIONS

Nil

4. DELEGATIONS

Nil

5. ADOPTION OF MINUTES

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. January 13, 2020 Closed Special Meeting of Council

File No. 01.0360.20/076.000

6.1.1. Advisory Oversight Committee Recommendations and Appointments

Rental, Social and Affordable Housing Task Force

THAT Derek Holloway be appointed to the Rental, Social and Affordable Housing Task Force for two years with a term ending December 31, 2021.

6.2. December 2, 2019 Closed Special Meeting of Council

File No. 01.0360.20/076.000

6.2.1. Advisory Oversight Committee Recommendations and Appointments

Advisory Design Panel

THAT Carolyn Kennedy be reappointed to the Advisory Design Panel for two years with a term ending December 31, 2021;

AND THAT Andrei Chisinevski, Eric Tinlup Ng, Nancy Paul, Nathan Shuttleworth and Grace Gordon-Collins be appointed to the Advisory Design Panel for two years with terms ending December 31, 2021.

Municipal Library Board

THAT Valerie Dong and James Mitchell be reappointed to the North Vancouver District Public Library Board for two years with terms ending December 31, 2021;

AND THAT Kulvir Mann and Barbara Lawrie be appointed to the North Vancouver District Public Library Board for two years with terms ending December 31, 2021.

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Bylaw 8400: Maximum House Size in RS-1 Zone File No. 09.3900.20/000.000

MOVED by Councillor MURI
SECONDED by Councillor HANSON

THAT "District of North Vancouver Rezoning Bylaw 1389 (Bylaw 8400)" is ADOPTED.

CARRIED

Opposed: Mayor LITTLE and Councillors BACK and BOND

8.2. Cannabis Retailing – Background and Overview File No. 08.3060.01/000.000

MOVED by Councillor MURI
SECONDED by Councillor HANSON

THAT the January 16, 2020 report of the Development Planner entitled Cannabis Retailing – Background and Overview is received for information.

CARRIED

8.3. Text Amendment to add "Cannabis Retail Store" at 1560 Main Street (Bylaw 8420) File No. 08.3060.20/048.19

Public Input:

Mr. Andrew Gordon, Burnaby:

- Spoke to the history and context of the proposed application;
- Spoke to the added benefits to the community;
- Commented on the extensive community engagement and noted that their concerns have been addressed;
- Acknowledged that many employees will live and work on the North Shore;
- Opined that the design of the building will complement the surrounding neighbourhood; and,

- Commented on the importance of good stewardship to the environment.

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT "District of North Vancouver Rezoning Bylaw 1392 (Bylaw 8420)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1392 (Bylaw 8420)" is referred to a Public Hearing.

CARRIED

Opposed: Councillors CURREN and HANSON

8.4. Text Amendment to add "Cannabis Retail Store" at 1520 Barrow Street (Bylaw 8419)

File No. 08.3060.20/061.17

Public Input:

Mr. John McNally, 700 Block East 4th Street:

- Opined that the proposed cannabis retail store is located in a suitable area;
- Noted that there has been minimal problems with the current liquor store;
- Commented that there is good parking and access to the building; and,
- Opined that the proposed cannabis retail store would compliment Toby's Liquor Store.

MOVED by Councillor MURI
SECONDED by Councillor HANSON

THAT "District of North Vancouver Rezoning Bylaw 1392 (Bylaw 8419)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1392 (Bylaw 8419)" is referred to a Public Hearing.

CARRIED

8.5. Text Amendment to add "Cannabis Retail Store" at 385 North Dollarton Highway (Bylaw 8422)

File No. 08.3060.20/051.19

Public Input:

Mr. Mike Mckee, 1000 Block West 33rd Street, Vancouver:

- Provided history and context of the proposed Muse Cannabis Store;
- Noted that there has been strong community support;
- Advised that products will be sold in a safe and secure environment; and,
- Opined that the proposed cannabis retail store is located in a suitable area.

**MOVED by Councillor HANSON
SECONDED by Councillor BACK**

THAT "District of North Vancouver Rezoning Bylaw 1395 (Bylaw 8422)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1395 (Bylaw 8422)" is referred to a Public Hearing.

CARRIED
Opposed: Mayor LITTLE

8.6. Bylaw 8404: Commercial Vehicle Licensing Bylaw Repeal Bylaw
File No. 09.3900.20/000.000

**MOVED by Councillor MURI
SECONDED by Councillor HANSON**

THAT "Commercial Vehicle Licensing Bylaw Repeal Bylaw 8404, 2020" is ADOPTED.

CARRIED

**8.7. Housekeeping Amendments to the Bylaw Notice Enforcement
Bylaw**

File No. 01.0115.30/002.000

**MOVED by Councillor MURI
SECONDED by Councillor BACK**

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8429, 2020 (Amendment 50)" is given FIRST, SECOND and THIRD Readings.

CARRIED

**8.8. 2357 Riverside Drive – Consideration to Withhold Demolition Permit
And Issue Heritage Inspection Order**

File No. 13.6800.70/012.000

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke on behalf of Michael Smith regarding the proposed Temporary Heritage Protection Order and Heritage Revitalization Agreement (HRA) for the residence and carport on his property, which are listed on the District's Heritage Register;
- Advised that the property is situated on two separate lots, one of which is considered vacant and therefore subject to the provincial Speculation and Vacancy Tax (SVT);
- Commented that he would prefer to retain the Heritage carport situated on the otherwise vacant lot while working with District staff on a HRA; and,
- Requested that the demolition permit be withheld and to continue to work with District staff on a HRA.

MOVED by Councillor MURI
SECONDED by Councillor FORBES

THAT Council considers the carport located on PID 017-557-828, the property immediately north of 2357 Riverside Drive, may have sufficient heritage value and character to justify its protection;

AND THAT staff is directed to continue to withhold the demolition permit for PID 017-557-828, the property immediately north of 2357 Riverside Drive, in accordance with Section 3.1, 3.2, and 4.1 of the Heritage Procedure Bylaw;

AND THAT pursuant to Section 600 of the *Local Government Act*, Council orders a heritage inspection for PID 017-557-828, the property immediately north of 2357 Riverside Drive, as follows:

- a) To assess the condition and heritage value of the property;
- b) To conduct a heritage inspection in an expeditious manner in cooperation with the homeowner; and,
- c) That the order is to remain in effect until the heritage inspection is completed, or building permits are issued with respect to alteration or redevelopment of the property, or one year after the day on which the heritage inspection was ordered, whichever occurs first.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported that February 1-7, Eating Disorder groups across Canada unite to commemorate Eating Disorder Awareness Week (EDAW) with a national week of action focused on educating the public about Eating Disorders.

9.2. Chief Administrative Officer

Mr. David Stuart, Chief Administrative Officer, reported on the repair of the water main break at Ramsey Road and Coleman Street that occurred on February 1, 2020.

9.3. Councillors

9.3.1. Councillor Back reported on his attendance at the:

- Conversation with Mayors Luncheon 2020 hosted by the North Vancouver Chamber;
- Vancouver's North Shore's 2020 Destination Brand launch; and,
- Commended District staff involved in repairing the water main break at Ramsey Road and Coleman Street for their excellent work.

9.3.2. Councillor Bond reported on his attendance at the:

- Community Heritage Advisory Committee meeting highlighting the preliminary planning application for a Heritage Revitalization

Agreement for the properties located at 3700-3178 Edgemont Boulevard; and,

- Major Infrastructure Projects Advisory Committee meeting highlighting the Strategic Energy Management presentation.

9.3.3. Councillor Forbes reported on her attendance at the:

- Edgemont/Upper Capilano Community Association's Annual General Meeting; and,
- Advised that starting March 1, 2020 Edgemont Village is taking action on sustainability and going plastic bag free.

9.3.4. Councillor Muri encouraged residents to be responsible and not go near water banks during periods of severe weather.

9.4. Metro Vancouver Committee Appointees

9.4.1. Industrial Lands Strategy Task Force – Councillor Back

Nil

9.4.2. Housing Committee – Councillor Bond

Nil

9.4.3. Indigenous Relations Committee – Councillor Hanson

Nil

9.4.4. Board – Councillor Muri

Nil

9.4.5. Regional Parks Committee – Councillor Muri

Nil

9.4.6. Liquid Waste Committee – Mayor Little

Nil

9.4.7. Mayors Committee – Mayor Little

Nil

9.4.8. Mayors Council - TransLink – Mayor Little

Nil

9.4.9. Performance & Audit Committee – Mayor Little

Nil

9.4.10. Zero Waste Committee – Mayor Little

Nil

10. ADJOURNMENT

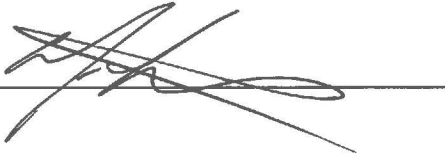
MOVED by Councillor MURI

SECONDED by Councillor CURREN

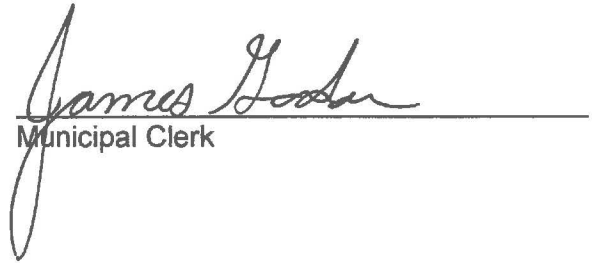
THAT the February 3, 2020 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:46 p.m.)

Mayor

A handwritten signature in black ink, appearing to be "H. Little", written over a horizontal line.

Municipal Clerk

A handwritten signature in black ink, appearing to be "James G. Goh", written over a horizontal line.



HOSPITALITY SOLUTIONS INC.

604.314.0176 | rebecca@rebeccahardin.ca

September 6, 2019

District of North Vancouver
355 West Queens Road,
North Vancouver, BC V7N 4N5

Re: 385-415 Dollarton Hwy, North Vancouver BC Cannabis Retail Store Application LCRB Job # 002562

The applicant, Muse Cannabis Stores is seeking the District of North Vancouver's approval with respect to a development permit for the purposes of opening a non-medical cannabis retail store at the above noted property.

The Liquor Cannabis and Regulation Branch has communicated direct to the District via their letter dated August 1, 2019, which has been enclosed within this submission for record.

For the purposes of the Development Application, please accept this letter as the written description of the proposal.

Background

Muse Cannabis Store concept has been developed by JAK's Beer Wine Spirits. JAK's Beer Wine & Spirits is a fourth-generation family business that operates ten liquor stores in Metro Vancouver with additional locations in Penticton and Vancouver Island. JAK's employs 110 team members at its various locations and further employs a corporate head office based out of New Westminster. JAK's is uniquely positioned to participate in the non-medical cannabis industry because of its extensive experience within retailing and more specifically JAK's commitment to compliance of retailing a controlled substance.

The LCRB issued Muse Cannabis a non-medical cannabis retail store license on May 14, 2019, with the City of Vancouver issuing a business license shortly thereafter. Muse opened its first cannabis location in July 2019. Attached is an image overview of their operating store to help outline the high end shopping experience the District and the local community can expect. The objective of the attached is to outline to District staff the aesthetic, high-end build out and proposed signage along with marketing material. Muse seeks to provide an unparalleled shopping experience for customers in both product offers, guest services, education and esthetic.

Muse is positioned to showcase product and accessories in an elevated shopping environment focused on consumer education and shopping. Muse customers are affluent and looking to be informed on this emerging market. They are seeking one on one assistance with their shopping, and wish to shop in a safe, well lit, relaxed environment.

The Muse concept has been adapted to offer a welcoming environment where guests are made to feel comfortable in a cannabis store. Often customers have never been in such a store before. They want to be safe, comfortable, engaged and have their questions answered. Muse Cannabis Stores will be constructed with an open refreshing concept that will allow guests who visit and shop for the purposes of learning within this new environment.

Hours of Operations

The applicant is expecting its business hours to be from 9am – 11pm, seven days per week.

Name of Operator

Muse Cannabis Stores Inc is owned and operated by Mr. Mike Mckee. The owner may be contacted at 778.881.1524 with an email address of: mike.mckee@jaks.com

Employees / Staff

Muse will employ approximately 12 to 15 employees at the facility and an estimated 200 clients per day. There will always be a designated person in charge who will take the lead for security matters. Muse intends to staff its store with multiple employees per shift to ensure customer are assisted one on one and can be educated as they shop in a relaxed environment.

Security Plan

While security and safety are the utmost of importance, guests will not be made to feel as though they are being monitored. The environment will be welcoming and well lit. Glass cases will be locked and will require employee only access. Guests will be able to browse within the space in a comfortable shopping environment. Muse Cannabis prides itself on safety and security within its establishments. As part of it focus to be an industry leader, please find enclosed within this application, Muse's in-depth Security Plan.

Odour Mitigation

Muse follows a best practice standard when dealing with products. Smell jars hold a nominal amount of product and are contained within a fully sealed receptable that has a few small holes at the top. Consumers must pick up the smell jar and be in very close proximity to receive the odour.

All other product is delivered by way of pre sealed containers direct from the Liquor Distribution Branch. There is not a case where product would be free in the store. Should a package get ripped or torn, Muse follows a best practice to render the material "unfit for human consumption". To destroy the material, an employee would pour water on the product and mix in food waste along with kitty litter to ensure no odour would be released. Additionally, standard HVAC equipment is within the unit to add climate control all air is carried out and circulated appropriately.

Line-ups

Muse does not anticipate line ups within its store. General customers access the retail store and wander around. They will engage with team members to ask questions and find assistance. Orders can be placed at the POS terminal and paid for. A team member will package the purchase where the customer will then immediately leave the retail store.

Impact on the Area

It is expected that there would be little to no impact to the surrounding area. The proposed retail space is located within a shopping complex that has ample parking and access. The unit itself is on the lower graded side of the complex, directly under the Starbucks. This retail space has been used before for commercial business and it would be expected to see the same traffic pattern within the facility.

Additional monitoring and surveillance of the exterior has also been contemplated to ensure public safety is a priority. Please see the attached security plan that outlines the proposed enhancements. It is because of the applicant's prior experience in both liquor for the last 30 years and now cannabis retailing, they have plans in place to mitigate any possible issues such as traffic, public safety and aesthetic.

Community Benefits

Both JAK's and Muse work closely with community partners including charitable organizations such as local food banks and Music Heals. Muse was proud to commit 10% of the opening day sales of its first store in Vancouver to be donated to Music Heals, an organization that brings awareness to the healing powers of music. The Music Heals Charitable Foundation supports a wide range of therapy services to communities in BC and across Canada. To learn more about this organization visit www.musicheals.ca. Muse is committed to ongoing community contributions and involvement. They hire local individuals who have knowledge of the community and who are looking to be a part of an organization that offers an unprecedented level of service.

Site Specifics & Bylaws

The proposed site is zoned C2, General Commercial and is within an existing liquor store zone. It is outside of the 200m buffer of elementary and high schools to limit exposure to children and youth, with the closest school being Sherwood Park Elementary, measuring over 390m from the proposed site. Based upon the non-medical cannabis retail store criteria issued by the District of North Vancouver the proposed site is conforming.

Summary

Muse Cannabis Stores are focused on guest experience and shopping. They are dedicated to compliance and public safety and look forward to their retail growth within the province of British Columbia including the District of North Vancouver. Should you require any further details or information, do not hesitate to contact the applicant at anytime.

Kind Regards,

Rebecca Hardin

Rebecca Hardin,
Consultant

MUSE

CANNABIS STORE

Meet Muse.

Muse inspires, heals and promotes wellness through cannabis.
We offer the highest quality cannabis brands in a premium concierge experience. Our stores are warm and inviting with a “heritage” feel to them.

A LITTLE ABOUT OURSELVES:

We are humble & compassionate

Our cannabis ambassadors are experts that don't preach. They listen and never push product. Muse treats everyone with compassion. We have an open heart and mind.

We are advocates for elevating lifestyles and positive change from responsible cannabis use

We educate our customers about the responsible use of cannabis and engage them with in-store and local events.

We are all about family & community

We plant roots in the communities we operate in. We are from BC. We live here, our customers live here. We hike, we ski, we love great food and support local artists.



About us



JAK'S Beer, Wine & Spirits history

JAK's Beer Wine & Spirits is a fourth generation family business that operates 16 liquor stores: 11 in the lower mainland, two on Vancouver Island and one each in Penticton, Trail and Williams Lake.

JAK's currently has 140 team members and our buying, finance and operation teams work out of our New Westminster head office.

JAK's is uniquely positioned to participate in the non-medical cannabis industry because of our extensive experience in retailing controlled substances and our strong financial position.

Muse Cannabis Store

The cannabis industry is projected to contribute \$22 billion to the Canadian economy according to a 2017 study from the respected accounting firm Deloitte

Our plan is to open 8 cannabis retail stores in British Columbia

Muse's vision is A Journey of Discovery

Please see www.musecannabis.ca

Muse & Jak's Executive Team

Mike McKee, Director of Finance and Real Estate
Geoff Dear, Chief Operating Officer
Matt Kettlewell, Director of Purchasing

Muse Cannabis Store Retail Location Model

Muse is looking to work with landlords and realtors to secure 2,500 to 3,000 sq. ft. retail stores in densely populated urban areas and growth oriented suburban markets.

Muse will have the same commitment to retailing and service excellence as JAK's.

Municipal Government Zonings & Approvals

JAK's Beer Wine Spirits has strong relationships with many municipalities in British Columbia and we are confident that we can gain their land use approval and earn provincial approval for cannabis retail sales licenses.

JAK's Beer Wine Spirits has completed multiple rezoning projects across Metro Vancouver over the last five years.

Strong Financial Position

Our liquor business provides a strong cash flow to support our expansion into cannabis.

Muse will be able to leverage extensive ties with major banking partners to execute \$100,000 - \$500,000 construction projects per location.

Muse will provide strong guarantees and covenants.

Our Vision





CANNABIS STORE

MUSE

hello



BAU-XI

MUSE

JAMIL EVRA





Can't tell your sativa from your indica?

IGG can explain

The words indica and sativa refer to species of cannabis. Hybrid strains combine both. These classifications help us navigate the vast world of strains, but it's important to consider that effects you may experience may be influenced by several factors, including:

- your tolerance and genetic make up.
- the method of consumption and the strain's terpenes such as THC and CBD, terpenes and flavonoids it contains.

Not sure where to begin?

Just ask our staff, it's here to help. With the expertise on your own? Look for the icons on our labels to help guide you.



IGG

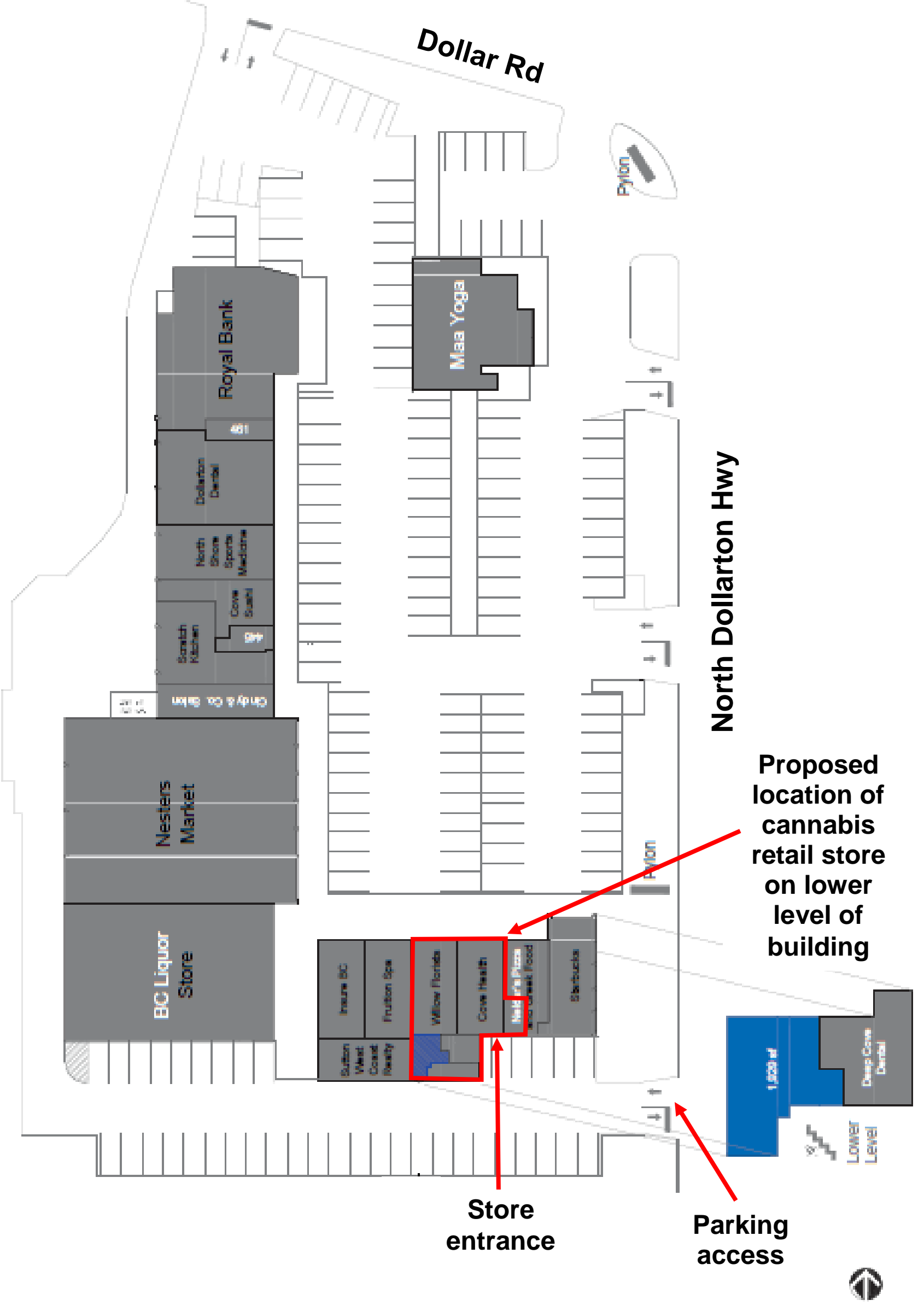






SITE PLAN

Dollarton Village Shopping Centre



Proposed location of cannabis retail store on lower level of building

Store entrance






Parking access





PLEASE READ CAREFULLY

This proof is presented to you for your review so **YOU** can be sure your job is set correctly. Please check **CAREFULLY** for misspellings, grammatical errors, missing fonts, missing or incomplete text, and misplaced images, etc as we will not be responsible for errors you approve. I understand this approval gives authorization for Grant Signs to proceed with further instructions. I understand proofs provided by Grant Signs are not calibrated press quality and are for content proofing and color draft only (look at swatch books and color match prints for calibrated proofs). Grant Signs does not make warranties with respect to accuracy, reliability or completeness of the information/content in this work and is not responsible for any misspelled text. Client is responsible for obtaining rights to use any text, photos or original art submitted for publication. Client acknowledges that Grant Signs is not responsible for obtaining permission for use of intellectual property.

<p>Client Name: Muse Cannabis</p> <p>Location: 385 Dollarton, Highway North, North Vancouver</p> <p>Work Order #: 150189</p>	<p>Start Date: 17/9/2019</p> <p>Last Revision: 18/9/2019</p> <p>Drawing Number: 1</p> <p>Page Number: 1 of 2</p>	<p>Client Approval</p> <p>Date Approved</p>	<p>Sales Representative: Rob Z</p> <p>Designer: Quinn Loffler</p>
<p>       </p> <p><small>All of our electrical signage bears the Canadian Standards Association stamp allowing installation by certified electricians</small></p>			



PLEASE READ CAREFULLY

This proof is presented to you for your review so **YOU** can be sure your job is set correctly. Please check **CAREFULLY** for misspellings, grammatical errors, missing fonts, missing or incomplete text, and misplaced images, etc as we will not be responsible for errors you approve. I understand this approval gives authorization for Grant Signs to proceed with further instructions. I understand proofs provided by Grant Signs are not calibrated press quality and are for content proofing and color draft only (look at swatch books and color match prints for calibrated proofs). Grant Signs does not make warranties with respect to accuracy, reliability or completeness of the information/content in this work and is not responsible for any misspelled text. Client is responsible for obtaining rights to use any text, photos or original art submitted for publication. Client acknowledges that Grant Signs is not responsible for obtaining permission for use of intellectual property.

Client Name:
Muse Cannabis
Location:
385 Dollarton, Highway North,
North Vancouver
Work Order #: 150189

Start Date: 17/9/2019
Last Revision: 18/9/2019
Drawing Number: 2
Page Number: 2 of 2

Client Approval _____ **Date Approved** _____ **Sales Representative:** Rob Z
Designer: Quinn Loffler





Job #002562

August 1, 2019

via email: bellwooda@dnv.org

Ashley Bellwood
Planning Assistant
City of North Vancouver

Dear Ashley Bellwood:

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: Muse Cannabis Stores Ltd.
Proposed Establishment Name: Muse Cannabis Store
Proposed Establishment Location: 385-415 Dollarton Highway

The Applicant, Muse Cannabis Stores Ltd, has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 9:00am to 11:00pm, seven days a week. The applicant contact is Rebecca Hardin she can be reached at 604 314 0176 or via email at rebecca@rebeccahardin.ca.

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the [Cannabis Control and Licensing Act](#) prevents the LCRB from issuing a CRS licence without a positive recommendation regarding the CRS licence application from the local government or Indigenous nation.

The LCRB is requesting the City of North Vancouver to consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

[Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores](#)

OR

[Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores](#)

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a “fit and proper” assessment, which is comprised of financial integrity checks and

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
645 Tye Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
[www.gov.bc.ca/cannabisregulation
andlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)

security screenings of the applicant and persons associated with the applicant. Once the assessment is complete, you will be notified of the LCRB's determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant's suitability.

If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application please contact me at 778 698 5417 or Paige.Johns@gov.bc.ca.

Sincerely,

Paige Johns
Senior Licensing Analyst

Attachment

copy: Rebecca Hardin



January 21, 2020

Job #002562

via email: NordinE@dnv.org

Emel Nordin

Title

City/RD

Address

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: Muse Cannabis Stores Ltd.
Proposed Establishment Name: Muse Cannabis Store
Proposed Establishment Location: 385-415 Dollarton Highway

The Liquor and Cannabis Regulation Branch (LCRB) has completed the eligibility and suitability requirements of the *Cannabis Control and Licensing Act* (the Act) for Muse Cannabis Stores Ltd, and persons associated with Muse Cannabis Stores Ltd.

One of the requirements that must be met before the issuance of a Non-Medical Cannabis Retail Store Licence (CRS) under the Act is a positive recommendation from the local government and/or Indigenous nation of the area in which the proposed retail store is located. The General Manager must take the recommendation into account in deciding whether to issue the CRS to the applicant.

If the local government or Indigenous nation chooses not to make a recommendation regarding this application, please contact the LCRB at the earliest convenience.

For more information on the local government and Indigenous nation role please see the following links:

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/local_government_role_in_licensing_cannabis_retail_stores.pdf

OR

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/indigenous_nation_role_in_licensing_cannabis_retail_stores.pdf

If you have any questions please feel free to contact me at 778 698 5417 or via email at paige.johns@gov.bc.ca.

Sincerely,

Paige Johns

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
645 Tye Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.gov.bc.ca/cannabisregulationandlicensing

Senior Licensing Analyst

copy: Muse Cannabis Stores Ltd.
Rupi Gill, Provincial Director Compliance