Good morning; in response to your sign board on north Dollarton highway soliciting input to the proposed retail, non-medical cannabis store at 385 north Dollarton highway, located within the Dollarton plaza, I would like to advise that my family and I are strongly opposed to this initiative.

My rationale for this opposition is as follows:

1. The Dollarton plaza is local community hub, surrounded by family dwellings; this new enterprise would introduce an unwelcome element to what has been an admirable neighbourhood. A cannabis store located here simple detracts from the neighbourhood. I would like to thank the District’s council for soliciting input before approving this venture.

2. The proposed site is along a major route for the neighbourhood’s children to come and go from Sherwood Park elementary school; literally dozens of children pass by this store front every school day, and although it is beyond the 200 meter ‘cannabis boundary’, this location for a cannabis store will definitely impact local children and defies the spirit of that legislation.

3. The proposed hours of 7 days a week, from 9 am to 9 pm seem excessive and inconsistent with the other plaza retailers, they should be curtailed, and certainly not be later than 8 pm.

4. While I appreciate the legalization of cannabis, and the District’s desire to accommodate increased access, I believe more commercially-oriented sites are a better choice versus the neighbourhood-centric Dollarton Plaza where girl-guide cookies sales reflect the nature of the community, versus the nature of having pot shop next door; one wonders if a strip club could be next.

I sincerely hope the District of North Vancouver Council, and its zoning officials will consider the neighbourhood’s wishes and not approve a retail cannabis store into our neighbourhood. Please consider the over-arching impact of introducing this venture to a neighbourhood.
Hello,

Neighbours have been asked to provide input regarding the application by November 1st.

In order for the proposal to proceed, Council approval to rezone the property to allow for cannabis retail use will be required. If the rezoning proceeds to consideration by Council, and if Council refers the application to a Public Hearing, neighbours would again be notified and have an opportunity to provide written input to Council and sign up to speak at the Public Hearing.

At this time, the proposal to rezone this property to permit a cannabis retail store has not been scheduled for consideration by Council.

There are a few cannabis related Bylaws and policy updates which will need to be approved by Council prior to consideration of individual cannabis retail store rezoning applications.

You are welcome to follow up with me directly for updates regarding Council consideration of this application. You may also refer to the Council meeting agenda web page or the District Cannabis web page for updates on upcoming Council meeting agendas and cannabis related bylaw updates at the following links:

Council Meeting Agenda web page: https://app.dnv.org/councilsearchnew/
Cannabis web page: https://www.dnv.org/our-government/cannabis-sales-and-consumption

Best,

Emel Nordin
Development Planner

355 West Queens Road
North Vancouver, BC V7N 4N5
nordine@dnv.org
604-990-2347

From: Emel Nordin
Sent: October 21, 2019 1:34 PM
To: Emel Nordin <NordinE@dnv.org>
Subject: RE: strongly opposed to 385 north Dollarton cannabis store
Thank you Emel for your prompt reply and confirmation. Can you advise how long the feedback window will be open, and how the final decision on whether to approve or not will be made, ie will this be on the Council’s agenda?

Thank you,

From: Emel Nordin <NordinE@dnv.org>
Sent: October 21, 2019 11:24 AM
To: 
Cc: Mayor and Council - DNV <Council@dnv.org>
Subject: RE: strongly opposed to 385 north Dollarton cannabis store

Good Morning,

Thank you for your email with feedback regarding the rezoning application for a proposed non-medical retail cannabis store at 385 N Dollarton Highway. Please accept my email as confirmation that your feedback will be taken into consideration in the review of this application.

If you have any further questions or comments regarding this proposal, please contact me directly at 604-990-2347.

Kind regards,

Emel Nordin
Development Planner

355 West Queens Road
North Vancouver, BC V7N 4N5

nordine@dnv.org
604-990-2347

Good morning; in response to your sign board on north Dollarton highway soliciting input to the proposed retail, non-medical cannabis store at 385 north Dollarton highway, located within the Dollarton plaza, I would like to advise that my family and I are strongly opposed to this initiative.

My rationale for this opposition is as follows:

1. The Dollarton plaza is local community hub, surrounded by family dwellings, this new enterprise would introduce an unwelcome element to what has been an admirable neighbourhood. A cannabis store located here simple detracts from the neighbourhood. I would like to thank the District’s council for soliciting input before approving this venture.
Hello, I am a North Vancouver resident and I’ve seen the flyer about the potential cannabis store located at 385 N Dollarton Hwy. I do not agree with this location. It is much too close to a liquor store which I find as a problem. Cannabis and Alcohol shouldn’t be so close together. Alcohol is proven to support negative behaviour we don’t need to add cannabis to the mix.
If the district of North Vancouver allows this, how will this proceed?
Thanks.

Sent from my iPhone
Hi Emel,
Thank you for gathering feedback on this. We are not in support of a cannabis retail store at the Dollarton Village Shopping Centre, 385 North Dollarton Highway. We feel that there are better tenants that could fill that space which would be more attractive to the nearby community. In the past, I believe there was a workout space there.
Further to this, there are currently no other cannabis retail stores on the north shore. Having the first one in the Deep Cove area will lead to even more traffic in an area already dealing with significant traffic issues as people try to drive in and out of the area. We suggest Lonsdale would be a better option for a first Cannabis store on the North Shore as it is more central and has fewer traffic issues.
Any questions, feel free to let us know.
Thank you,
Dear Emel Nordin,

I am writing to advise that I am opposed to having a Non-medicinal cannabis retail store open near the Dollarton Village Shops complex.

My objections to this proposal are as follows:

1. The entire Dollarton Village shops is surrounded by single family homes, we do not wish to have a cannabis retail store that will negatively impact the value of our homes around the Dollarton Village Shops complex.
2. People who use cannabis will be coming and going in the mall parking lot with longer retail hours of 12 hours/day, 7 days/week.
3. There will be greater disturbance from additional cars and persons who will likely loiter in the Village Shops property smoking/ingesting cannabis products.
4. As neighbors, we do not want the lingering smell of cannabis nor wish to be exposed to second hand smoke travelling over the fence into our homes through vents, windows and patios. This represents a health hazard for homeowners, family members, children, pets especially with cannabis drug paraphernalia left around in the area.
5. The back of the mall where the cannabis store is proposed to open contains a stairway for local neighbors and children who travel up that stairway to go to and from school as it joins onto a path between homes that leads to a direct walk to Sherwood Park Elementary. Kids during lunch and after school times frequent the Starbucks /Nestors to buy lunch, snacks and drinks. These children will be walking by the cannabis store daily to and from school.
6. This family and neighboring school district is not the place to open a cannabis retail store. It should really be in a more commercial environment AWAY from homes, i.e. Park and Tilford Mall, Main street area or Marine Drive, Dollarton industrial park, etc.

We reject the need to add a cannabis retail store to our neighborhood so close to a local elementary school and surrounded by families.

Your truly,
Emel,

Regarding the above, I’m writing to state my opposition to the above rezoning application. My opposition is due to:

1) Poor location: I appreciate cannabis is legal, but this is not the location you want for a cannabis store. It is a residential area with only small pockets of commercial. Many families in this area are young, with young kids. Behind the mall in question, and adjacent to the proposed cannabis store location, is a district walkway to access the mall - and know from experience that older teens congregate in the access-way late at night on weekends in summer given its a low-traffic area and presumably a good place to meet. If you put a cannabis store in the proposed location — at the back of that mall — I guarantee you the area will get worse for noise, gatherings, public drinking, etc. This impacts me, my family, and nearby residents.

2) Security: mall currently has no real security, and probably hasn’t needed it. If the area does become a large congregating point what provisions has the District made to enhance security/maintain noise for local residents?

I have no qualms with such a store nor its right to open/operate, but I think a quiet residential neighborhood like this is the wrong place. It should be in a more commercially oriented area.

If you wish to discuss with me do not hesitate to call

Regards,
Hello Emel,

Attached please find a document outlining my opposition to the cannabis store proposal in the Dollarton Plaza. I appreciate that you have already responded to my email, but I feel that it is important that you hear my concerns as well.

Thank you for your quick response to concerns, and for keeping us informed,
23 Oct. 2019

Dear Emel Nordin,

My [redacted] recently contacted you with an e-mail in response to the signboard on North Dollarton Highway regarding the proposed location of a retail, non-medical cannabis store within the Dollarton Plaza. Since we live [redacted] from the location, we have serious cause to be concerned!

I would like to add my opposition to [redacted] based on the following:

1. The Dollarton Plaza is a local community hub, surrounded by family homes with many children and teens. A cannabis store just doesn’t fit!

2. The proposed location is along a major route for the neighbourhood children to come and go from Sherwood Park elementary school; literally dozens of children pass by this storefront every school day. Similarly many older “kids” walk or cycle along Dollarton on their way to Seycove Secondary school. In addition, there is a pathway right across from the Dollarton Plaza which links “the high side” of Dollarton with “the low side” of Dollarton. Walkers of all varieties use the path and the parking lot (beside the proposed location) as a linking venue in the neighbourhood. We would like that whole corridor to remain friendly and family focused.

3. When we moved to Deep Cove [redacted] years ago, Dollarton Highway was a relatively quiet street. Unfortunately, there is now much more traffic and drivers are more aggressive. Dollarton Highway is busy all year round during rush hour, and even busier on summer weekends as the beauty and attraction of “the Cove” has been discovered. The traffic can be really crazy! I looked out our front window early today, and wonder how much traffic a cannabis store will generate and how busy that parking lot will become. I believe it could be very significant, and there will be further traffic congestion and possibly accidents as a result.

4. I clearly disagree with the location. However, if the location were to be approved, the proposed hours of 7 days a week, from 9 am to 9 pm are ridiculous! I am concerned about people hanging around and smoking weed in the parking lot at 9:00 pm on a Fri. or Sat. night.

I sincerely hope the District of North Vancouver Council and its zoning officials will consider the neighbourhood’s wishes and not approve the location of a retail cannabis store in our Plaza.

Very sincerely,
Public Input

Voicemail to: 385 N Dallahan Hwy

- Opposed:
  - live

- Problems:
  - Will cause parking shortage - twice as bad as is now
  - Why another store here? Another around corner and reserve land
  - Liquor store next door - not a good idea to have cannabis store next door
  - More importantly - Silverwood Elementary around corner
    Concerned about kids going to school + what they may run into

- Let's keep community friendly rather than bringing in cannabis retail store
Hello Emel,

I am writing about the proposed cannabis store at 385 Dollarton Highway North. [redacted] and I own a home at [redacted] and have [redacted] attending [redacted].

The proposed store would be less than [redacted].

While I respect that Marijuana is now legal in Canada I oppose the proposed location of the store. Deep Cove and the surrounding area is home to many schools and is a family neighbourhood. It is also a neighbourhood that has a large issue already with underage vaping, smoking and marijuana use. I know the store will regulate sales and enforce ID. I can't help but think it is sending a poor message to the families who are struggling to keep underage kids away from said devices though.

I personally believe it does not fit in our neighbourhood. Lower Lonsdale or Main Street would be more appropriate.

Best,
Hello Emel,

I'm reaching out with wholehearted support and enthusiasm for Muse's retail application in Dollarton Village. We live nearby in [redacted] and while we've only been in the neighbourhood for a [redacted], my [redacted] and I are incredibly grateful to be raising our family in such an amazing community. We happily spend most weekends in Deep Cove with our [redacted] who loves the ocean, the playground, and of course, Honey Doughnuts!

I also spend a lot of time in Dollarton Village — I shop for our family at Nesters and practice yoga at Maa Yoga, and I believe Muse will add to the vibrancy of the neighbourhood. I can say this with confidence as I've visited Muse on South Granville and was extremely impressed by the store itself, along with the overall experience. In the same way that Muse is a perfect fit for the South Granville community, it's a perfect fit for Deep Cove and would serve residents well.

Thank you for taking the time to read my feedback.

Warmly,

[redacted]
Emil Nordine,

Attached is a letter outlining why [REDACTED] and I object to allowing a non-medical retail cannabis store in the Dollarton Shopping Village.

Respectfully,

[REDACTED]
October 24th, 2019

Re: Zoning Bylaw Amendment to allow for a non-medical retail cannabis store at 385 N Dollarton Highway, North Vancouver

Dear Emil Nordin,

We are writing to advise that we oppose having a non-medical cannabis retail store open at the Dollarton Shopping Village at 385 N Dollarton Highway.

Our objections to this proposal are as follows:

1. **the entire Dollarton Village is surrounded by single family homes, including from the Village. We do not wish to have a non-medical cannabis retail operate at the Village as it will negatively impact the foot traffic on the trail.**

2. **Customers of the cannabis store will be coming and going with long retail hours (9am to 9pm days a week). These daily long hours will likely cause more vehicle and foot traffic at the village, likely loitering and smoking of cannabis will also follow.**

3. **The back of the Village where the cannabis store is proposed to open is located along the pathway below and above the Village. The pathway above the village is primarily used by children and families walking to and from Sherwood Park Elementary School before and after school. This upper pathway is also utilized by Sherwood Park students walking to the Village for field trips to the Village during school hours.**

4. ** and our entire family use the lower and upper pathway daily. We use the upper pathway between the Village and Sherwood Park to walk to and from school. We also use the lower part of the pathway daily to walk to and from school as well on weekends when walking to the Village. The proposed location of the cannabis store is right along this pathway. We do not want or our family to have to walk by people smoking cannabis while we walk to and from school or to and from the Village.**

5. **This primarily family oriented neighbourhood with Sherwood Park Elementary School located two blocks away is not the place to open a medical cannabis retail store. There are better suited areas like Park and Tilford, Dollarton Industrial Park, and Lonsdale Avenue that are primarily commercial in nature.**

6. **Given that there is a non-medical cannabis store already operating 3 kilometres away on Dollarton Highway out of the Tsleil-Waututh Nation, one would think access for anyone in the Dollaron/Deep Cove area is not an issue and opening another shop at Dollarton Village is redundant.**

We reject the need to add a non-medical cannabis retail store to our primarily residential and family oriented neighbourhood.

Respectfully,
Emil,

Could you kindly inform me if there is a particular format that a petition is required to have? I would like to explore that possibility to oppose this proposed zoning amendment for the non-medical cannabis retail store?

Sincerely,
Emel Nordin

From: [Redacted]
Sent: October 28, 2019 6:45 AM
To: Emel Nordin
Subject: Re: petition

Emel,

Thank you for your response.

My apologies for misspelling your name.

On Fri, Oct 25, 2019 at 9:03 AM Emel Nordin <NordinE@dnv.org> wrote:

Good Morning,

The District does not have any requirements for the format of petitions. Any feedback that is provided regarding the application will be taken into consideration, whether it is from an individual or group of individuals.

Thank you,

Emel Nordin

Development Planner

355 West Queens Road
North Vancouver, BC V7N 4N5

nordine@dnv.org
604-990-2347
Emil,

Could you kindly inform me if there is a particular format that a petition is required to have? I would like to explore that possibility to oppose this proposed zoning amendment for the non-medical cannabis retail store?

Sincerely,
Hi Emel

We live at [redacted] to the address

We understand that the new Store will produce money for the District, but please take into account that we strongly disagree having such facility very close to [redacted], and in our region.

The presence of the store will significantly affect our children and grandchildren, our property, and the whole situation in our area. We came here to this area for calm family living.

This place could not be bypassed by the students on the way to Sherwood Park Elementary School.

We already have problems with drug addicts coming to Cates Park. Crowds of these people are noisy, littering. The new store will significantly increase the number of such personalities and create a criminal environment for all residents, including at night time. These people obviously will not disperse after 9 pm. They would be found everywhere till morning, including private areas around.

Please do not create for us an area similar to Hastings & Main in Vancouver!

Having such permanent "neighbors" in the area, our property value will significantly decrees.

Please stop it.

Hope for the best

[redacted]
Not in favour, too many schools close to planned location.

Hours should as per the Government liquor operation.

Plus, we have a store which just opened in the reserve on Dollarton highway.
Hi

We received the Districts Letter regarding the Rezoning Bylaw text amendment to allow for a cannabis store at the above location. It notes the District in interested in our comments as an

Before providing comments, we wish to clarify

- Who will these comments be shared or provided to?
- While we note the date for submission of comments is November 1st, what is the process thereafter. There were no details in the letter received (nor on the zoning application sign at 385 Dollarton Road) as to whether there is a public hearing on this rezoning application, nor can I readily find it on the District of North Vancouver website. Is there a public forum with council to be able to provide comments

Regards
Oct 28/19

Voicemail

Caller:

- opposed to legalization + store location
- nice, quiet neighbourhood
- concerned about attracting people to neighbourhood
- close to school, path behind prop. leads to elementary school + daycare, playground
- vaping; odours from people smoking behind property
- limited parking
- liquor store next door

**add to public comments on file**
- already cannabis store on reserve - close enough to area.
Hi Ms Nordine,

We love our neighbourhood and have [redacted] kids that walk past this location daily multiple times a day. I would officially like to lodge my objection to passing this store being allowed in that location. I also have a long list of neighbours that are willing to sign a petition if you need that to make your decision. Please let me know what you require.

Thanks in advance, I did also leave a voice message this morning and you can connect with me at [redacted]

Cheers

[redacted]
Good morning,

How do we voice our opposition to this proposal? We are local residents and have a young family.

Thank you,

Sent from my iPhone
Hi there,

I am writing in response to the application proposal for the cannabis store in Dollarton Village.

I live directly behind the Dollarton Village shopping centre, so am very aware of the teenagers and young adults who already congregate behind the liquor store, and on the pathway leading up the stairs to my home. On several occasions I've been very scared as my turn around the dark corner to find teenagers drinking or smoking there.

Adding a cannabis store will just add to the issue of people congregating in that area, and causing a safety and security issue for residents and shoppers.

As someone who is completely supportive of the use of cannabis, I can tell you that I would not want this sort of store in a residential area.

I have [redacted], and one day those kids will be teenagers, and I'd like to limit their access to alcohol and drugs, weather they are legal or not. Having this store [redacted] my home makes it far too accessible to my kids and the many other kids that live in this heavily saturated kids community.

It is with major concern that I implore you not to accept this application, as we do not want a store like this in our family-focused kids community.

Thank you for your time.
Hello Emel,

we received your letter regarding the cannabis store planned for 385 N Dollarton Highway.
Our main concern is that customers of the store will sit on the stairs leading up to Felton Place and smoke weed there. The same thing could happen in Felton Place, as it is a quiet cul-de-sac.
We do not appreciate the smell of weed..
We also wonder, if crime increases near a cannabis store.
We live [redacted] the shopping centre.

Yours truly

[redacted]

Telephone
Dear Emel Nordin,

I am writing to advise that I am opposed to having a Non-medicinal cannabis retail store open.

My objections to this proposal are as follows:
the entire Dollarton Village shops is surrounded by single family homes, we do not wish to have Cannabis retail store that will negatively impact the value of our homes around the Dollarton Village Shops complex.

People who use Cannabis will be coming and going in the mall parking lot with longer retail hours of 12 hrs/day, 7days/wk

There will be greater disturbance from additional cars and persons who will likely loiter in the Village Shops property smoking/ingesting cannabis products.

As neighbors, we do not want the lingering smell of cannabis nor wish to be exposed to second hand smoke travelling over the fence into our homes through vents, windows and patios. This represents a health hazard for homeowners, family members, children, pets especially with cannabis drug parephenilia left around in the area.

The back of the mall where the cannabis store is proposed to open contains a stairway for local neighbors and children who travel up that stairway to go to and from school as it joins onto a path between homes that leads to a direct walk to Sherwood Park Elementary. Kids during lunch and after school times frequent the Starbucks /Nestors to buy lunch, snacks and drinks. These children will be walking by the cannabis store daily to and from school

This family and neighboring school district is not the place to open a cannabis retail store.

It should really be in a more commercial environment AWAY from homes, ie Park and Tilford Mall, Main street area or Marine Drive, Dollarton industrial park, etc. There is already one just 2-3 kms away on Dollarton. From what I understand there is also another Cannabis shop proposed to go up nearby at Main and Mountain hwy too.

We reject the need to add a cannabis retail store to our neighborhood so close to a local elementary school and surrounded by families.

Your truly,
Dear Emel Nordin,

I am writing to advise that I am opposed to having a Non-medicinal cannabis retail store open at 385 N Dollarton Hwy at Dollarton Village.

My objections to this proposal are as follows:

1. The entire Dollarton Village shops is surrounded by single family homes, we do not wish to have Cannabis retail store that will negatively impact the value of our homes around the Dollarton Village Shops complex.

2. People who use Cannabis will be coming and going in the mall parking lot with longer retail hours of 12 hrs/day; 7 days/wk.

3. There will be greater disturbance from additional cars and persons who will likely loiter in the Village Shops property smoking/ingesting cannabis products.

4. As neighbors, we do not want the lingering smell of cannabis nor wish to be exposed to second hand smoke travelling over the fence into our homes through vents, windows and patios. This represents a health hazard for homeowners, family members, children, pets especially with canabis drug parephenilia left around in the area.

5. The back of the mall where the cannabis store is proposed to open contains a stairway for local neighbors and children who travel up that stairway to go to and from school as it joins onto a path between homes that leads to a direct walk to Sherwood Park Elementary. Kids during lunch and after school times frequent the Starbucks /Nestors to buy lunch, snacks and drinks. These children will be walking by the cannabis store daily to and from school.

6. This family and neighboring school district is not the place to open a cannabis retail store. It should really be in a more commercial environment AWAY from homes, ie Park and Tilford Mall, Main street area or Marine Drive, Dollarton industrial park, etc. There is already one just 2-3 kms away on Dollarton. From what I understand there is also another Cannabis shop proposed to go up nearby at Main and Mountain hwy too.

We reject the need to add a cannabis retail store to our neighborhood so close to a local elementary school and surrounded by families.
Dear Emel Nordin,

We are writing to advise that we are deeply concerned and vehemently opposed to a Non-medicinal cannabis retail store open from my [redacted] from my [redacted]

My objections to this proposal are as follows:

1. The entire Dollarton Village shops is surrounded by single family homes, we do not wish to have a cannabis retail store that will negatively impact the value of our homes.
2. People who use cannabis will be coming and going in the mall parking lot with longer retail hours of 12 hrs/day, 7 days/wk.
3. There will be greater disturbance from additional cars and persons who will likely loiter in the Village Shops property smoking/ingesting cannabis products.
4. As neighbors, we do not want the lingering smell of cannabis nor wish to be exposed to second hand smoke travelling over the fence into our homes through vents, windows and patios. This represents a health hazard for homeowners, family members, children, pets especially with cannabis drug paraphernalia left around in the area.
5. The back of the mall where the cannabis store is proposed to open contains a stairway for local neighbors and children who travel up that stairway to go to and from school as it joins onto a path between homes that leads to a direct walk to Sherwood Park Elementary. Kids during lunch and after school times frequent the Starbucks/Nestors to buy lunch, snacks and drinks. These children will be walking by the cannabis store daily to and from school.
6. This family and neighboring school district is not the place to open a cannabis retail store. It should really be in a more commercial environment away from homes, ie Park and Tilford Mall, Main street area or Marine Drive, Dollarton industrial park, etc.
7. A marijuana outlet has just been opened less than three minutes away on the TseilWaututh land, this is a redundant addition.
8. The idea that this is a beneficial retail operation for our community is misguided at best, irresponsible at worst. Marijuana is still a drug and its long term impacts on communities are only now being understood as our province allows its inhabitants to be a large scale, unregulated medical experiment.
9. [redacted] nearby, the idea that we are drawing drug users to the area is highly concerning.
10. I do not want to send my children across the street to our very community based grocery store knowing they will have to walk thru plumes or pot smoke.

We reject the need to add a cannabis retail store to our neighborhood so close to a local elementary school and surrounded by families.
Your truly,
Hello,

I am sending this email in response to the letter I received regarding the application for Cannabis retail store in our neighborhood at Dollarton Village. Our address is [Redacted] and we share [Redacted] with the plaza and there is [Redacted] to the plaza via stairs. Mostly local people use this path to do their daily shopping at the plaza; however, in the past 3 years, we have also witnessed people (mostly youth) getting to the alley via the stairs in the plaza and smoking cigarettes and/or cannabis or even drinking occasionally in the alley. We are seriously concerned about this proposal as Dollarton village is not situated in a very central location (like lower Lonsdale or Park and Tilford) in North Vancouver and is being used mostly by the locals who live in the neighborhood or occasionally by tourists who visit Deep Cove. Opening a Cannabis retail at this very local location will definitely attract all kinds of people and youth from North shore and will change the very quiet and safe nature of this neighborhood. And definitely I anticipate to observe more and more cases of the unpleasant and disturbing scenes that I have witnessed in the past in the alley.

Regards,

[Redacted]
Hi Emel,

Re: Application for Cannabis Retail Store at 385 N Dollarton Hwy

Attached is a letter of support for the application for a cannabis retail store at 385 N Dollarton Hwy, in response to the letter issued by the District of North Vancouver on October 16, 2019.

Please feel free to contact me if you have questions or require further details.

Regards,

Cindy MacMillan
Director, Asset Management

Anthem Properties Group Ltd.
Suite 1100 Bentall IV Box 49200
1055 Dunsmuir Street
Vancouver BC Canada V7X 1K8

cmacmillan@anthemproperties.com
anthemproperties.com
October 28, 2019

VIA EMAIL

Emel Nordin
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4NS

Dear Ms. Nordin:

RE: File no. 08.3060.20/051.19
Case: PLN2019-00051

As owner of the subject property at 385 N Dollarton Highway, we are writing to express our reasons for pursuing a lease deal with the applicant MUSE Cannabis, and to acknowledge our support for a cannabis retail store at Dollarton Village.

Upon the announcement of cannabis becoming legal, Anthem’s leasing team conducted a detailed study on cannabis retail which included vetting the prospective retailers. At conclusion the team recommended Anthem to pursue cannabis deals on a case-by-case basis with reputable operators. The recommendation received support from our owner, and we are proceeding accordingly. Anthem has completed one cannabis lease deal with BC Cannabis in the Interior and are pursuing this lease deal with MUSE.

MUSE is a local, family run business with a long history of success in retail liquor business in BC, operating JAK’s Liquor Stores since 1981. Their company operates with high standards, both ethically and operationally, and provide a strong financial covenant. Members of our team, myself included, toured the existing MUSE store in Vancouver and I am confident they will deliver on their concept of a premium retail store with professional staff.

The proposed unit at Dollarton Village offers many positive aspects for this type of use. The unit is located on the lower level of the shopping centre with a separate parking field and standalone storefront from the rest of the tenants. Patrons visiting Dollarton Village can access every store without having to walk or drive by the proposed cannabis unit or have site lines to it from the main parking field. The existing tenants are a mix of daily needs and recreation/wellness-oriented services, for which cannabis will be a complementary use.

Dollarton Village is a prime candidate to service North Shore residents located east of the Second Narrows, with a reputable retail applicant and ideal storefront location.
If you have questions or would like more information, please contact the undersigned at (604) 488-3634.

Sincerely,
Anthem Properties on behalf of Dollarton Shopping Centre Ltd.

Cindy MacMillan
Director, Asset Management
Emel Nordin

From: [Redacted]
Sent: October 29, 2019 8:07 PM
To: Emel Nordin
Subject: Cannabis Retail Store Case PLN2019-00051 385 N Dollarton Hwy

Follow Up Flag: Follow up
Flag Status: Completed

Attention: Emel Nordin

We reside at [Redacted], North Vancouver, [Redacted] from the shopping centre, where the proposed Cannabis Retail Store is to come in.

We are opposed to this application since we have an elementary school at the top of Dollar road, plus many of the residents living here are seniors.

It is our hope that the District of North Vancouver will not amend the zoning bylaw to approve a Cannabis Retail Store in our location.

Thank you.

[Redacted]
Dear Emel

Please find attached our comments on the proposal for a retail cannabis store at 385 N Dollarton Hwy

Regards
North Vancouver

Re: Notice of Application for Cannabis Store – 385 N Dollarton Highway

We are writing as [ redacted ] of the proposed Cannabis Retail Store in the Dollarton Shopping center to express our OPPOSITION to the Zoning Bylaw text amendment to allow for a cannabis retail store at 385 N Dollarton Highway.

As direct and adjacent neighbors to the proposed cannabis store, we provide the following concerns and opposition to allowing the bylaw change:

1. The location of the store in the Dollarton shops positions it within (20metres) or less of backyards on residential properties. We have school aged children and our backyard borders the parking area for the proposed store. We are deeply concerned about odors into our backyard where we spent time outside and negatively impacting our ability to enjoy our outdoor area. It is not tenable to us to have a cannabis store as a direct neighbor in a residential area with the increased externalities that go with it.

2. The store location is not in the main Dollarton Shop area but with the front door opening on the Southside. This will increase the direct traffic into the south side parking, which today tends to be for overflow or those who access the liquor store. There is already heightened awareness of neighbors who border the parking area with signs posted (as shown below) asking for consideration. Our concern is a cannabis store in that location with proposed hours of 9am till 9pm 7 days a week, will increase the traffic significantly in an area that already is a sensitive area for neighborhood noise.
3. District guidelines also stipulate that a retail cannabis store be located at least 200 metres from any elementary or high school property. Sherwood Elementary school is located at 4085 Dollar Road and given the walking trail system in the neighborhood, we observe many school children take the walking trails from school, down Golf drive and through the trails into the Dollarton shopping area – not much more than a 300m walk. We note the City of Vancouver requires retail Cannabis Stores to be at least 300 metres from Schools. We observe school children use
In summary we oppose the application for rezoning to allow a retail cannabis store, given the residential neighborhood and direct residential neighbours who border this application – these are people’s private homes with backyard and outdoor decks who live next door and not further shops or retail stores. We are people with children in a residential neighbourhood. We do not want a cannabis store, the potential for cannabis odours in our backyard or increased traffic that this would bring being one of the first retail cannabis stores in the District.

We are happy
Dear Mr. Nordin,

I am the owner of the office where the proposed cannabis shop is hoping to set up. That office/retail space and when no other provisions were made to My main concern is the smell coming into Aside from myself and my staff I also do not want to expose to this.

I would very much like to hear your feedback on this matter.

Yours sincerely

Virus-free. www.avast.com
Dear Sir/Madam:
I am the owner of a residential property [REDACTED]. I have owned this property since [REDACTED].

In respect to the application for a zoning by-law amendment to allow a cannabis retail store on the lower south side of the shopping centre, my concerns are as follows:

1. Increased traffic:
   In the [REDACTED] years that my family has lived in this location, there has never been a retail store operating in the subject unit. All retail and restaurant outlets have been in the main section of the shopping centre and the customers have utilized the main parking lot on the other side. The south parking lot is used mostly by employees of the shopping centre causing minimal car movement during the course of the day.
   The increased traffic would have negative consequences, including:
   (a) Increased risk to the elementary school children (Sherwood Park) who walk through the south parking lot on the way to and from school using the stairs at the southwest end of the lot;
   (b) Increased nuisance to the neighbours of the shopping centre 12 hours/day, 7 days a week caused by noise and pollution.

2. Influx of customers from outside the immediate area:
   As the Dollarton/Deep Cove area has only 2 routes to access/leave the area, and more developments coming online, any additional traffic along either the Dollarton Highway or Mt Seymour Parkway would be adding to the existing problem. Will there be other cannabis retail stores immediately west of Seymour that out of area customers would be more likely to patronize?

3. Security:
   Will the District or RCMP provide additional patrols or policing to prevent an uptick in property and opportunistic crime, nuisance caused by loitering, and/or increased risk to the children (1 (a) above) that may occur as the result of an influx of people to the shopping centre, and in particular to the south side of the shopping centre?

Thank you.
Dear Mayor Little, Counsellor Curren, and Emel Nordin,

Attached is a letter that I sent to the NS News "Dear Editor".

I am not sure if my letter will be printed in the NS News so I thought it would be prudent to send it to you as well. It outlines my reasons for opposing the re-zoning amendment to allow a non-medical cannabis store at Dollarton Village.

Thank you for your time,

Emel Nordin
October 31st, 2019

Re: Zoning Bylaw Amendment to allow for a non-medical retail cannabis store at 385 N Dollarton Highway, North Vancouver

Dear Editor,

In response to the October 18th article “Pot shops lining up in District of North Vancouver” I urge District Council to oppose the application for a zoning bylaw amendment to allow for a non-medical cannabis retail store to open at Dollarton Village at 385 N Dollarton Highway to operate 7 days a week, 9am to 9pm.

This proposed location is situated close to Sherwood Park Elementary and is completely surrounded by residential homes. It is not a commercial area in nature. Families and children walking to and from Sherwood Park utilize the trail network that directly passes by the doors of the proposed pot shop location in Dollarton Village. Children may be directly exposed to second hand smoke and other paraphernalia.

Speaking to the mandated minimum buffer of 200 meters that a pot shop should be situated away from a school, the direct distance between the proposed location and Sherwood Park is approximately 300 meters. This is a mere 100 meters over the recommended minimum buffer. The spirit of such a “geographical buffer” is to create a healthy distance between the sale of controlled substances and exposure to our children and families. The residents of this community do not appreciate having their children exposed to cannabis on a daily basis.

There is currently a pot shop operating out of Tsleil-Waututh just under 3 kms away, another proposed to open at 1560 Main St at 6 kms away, with another opening at Park & Tilford Gardens at 7kms away. Do we really need 4 pot shops within a 7km stretch?

The October 18th article sites that council is allowing one pot shop to operate in a given area, referencing Maplewood and other areas, with more being considered on a case-by-case basis. Please consider this case and say no to amending the zoning bylaw amendment to allow a pot shop to open for business in a primarily residential neighbourhood where homes are located immediately adjacent to it’s operating doors and an Elementary School situated closely by.

The District Council has approved pot shop locations in commercial areas, like Park & Tilford. Keep the sales of cannabis where it belongs, in appropriate commercial and light industrial areas.

Dollarton Resident
Attn: DNV Council,

Re: Cannabis Retail Store - 385 N Dollarton Highway

Thank you for informing us about this absurd application for a Cannabis Retail Store to be located at our lovely, family friendly Dollarton Village.

Sometimes a property that is zoned C2, desperately, needs to remain that way for the best interest of the majority of the community. Really, only need to be 200M from a school?

As a life-long neighbor raising [redacted] children in this beautiful community, we are deeply ashamed that we have to voice concerns about the obvious negative impact this kind of store will have on our quiet community.

As parents [redacted] it is hard enough trying to raise them to become respectful, caring, ambitious young adults with a bright future without another easily accessible avenue to possibly hinder that progress. We are exhausted!!

I understand that you have to be 19 years old to purchase, but who are we kidding?! We know young adults are purchasing alcohol from the BCLC at Dollarton Village for underage teenagers (children) and do you really think that isn't going to happen with this store too?

Unfortunately, as a current and consistent patron of Dollarton Village for various items/services, we will drive elsewhere for our convenience if you are to approve this Zoning Bylaw text amendment.

You want cannabis bad enough; make an effort to travel outside of Dollarton Village for it!!

Thank you for your time and consideration regarding this issue.

Respectfully,

Neighbors of Dollarton Village
Dear Sir or Madam,

Re: Notice of Application for Cannabis Retail Store – 385 N Dollarton Highway

This letter is to inform you of an application received by the District of North Vancouver for a Zoning Bylaw text amendment to allow for a cannabis retail store on the property at 385 N Dollarton Highway. Notice of the application has been forwarded to adjacent neighbours (and the Seymour Community Association). The District is interested in your comments on this proposal.

This application was made following a referral to the District of North Vancouver from the Provincial Liquor and Cannabis Regulation Branch (LCRB) for consideration of a Cannabis Retail Store (CRS) licence application at this property.

Proposal:

The cannabis retail store is proposed to be located within the lower level of the existing building at the south end of the property, as shown on the attached site plan and rendering. The proposed store hours are from 9:00 am to 9:00 pm, seven days a week.

The Process:

This application will be reviewed in accordance with the District’s Non-Medical Retail Cannabis Policy, adopted by Council on July 22, 2019. You can find this policy at dnv.org/cannabis.

The subject property is zoned General Commercial Zone 2 (C2). The Zoning Bylaw does not currently permit a Cannabis Retail Store on this site. In order to proceed with their proposal, the applicant requires approval from District of North Vancouver Council for a text amendment to the Zoning Bylaw. If the Zoning Bylaw text amendment is approved by Council, a positive recommendation for a Cannabis Retail Store at this location will be provided to the LCRB. The LCRB will then consider issuance of a CRS licence at this location.
Questions and Comments:

The purpose of this notification is to receive feedback from neighbours and the Community Association while the project is under review by staff. Once the staff review has been conducted and community input has been obtained, the Planning Department will provide a response to the applicant including any changes necessary to address issues identified during the review. If the proposal proceeds to Council consideration, feedback received from neighbours will be included in the staff report to Council.

Please forward any comments on this proposal to Emel Nordin by November 1, 2019 via email at nordine@dvn.org, phone at 604-990-2347, or mail to the District of North Vancouver.

Yours truly,

[Signature]

Emel Nordin
Development Planner

Cc:
Applicant
Seymour Community Association

Attach.
- Site Plan
- Rendering

Page 2

Document: 4124218
Site plan:

Rendering of proposed store entrance from south parking lot:

*Maybe you shouldn't advertise a person's ID*
Voicemail: Oct 31, 2019
Re: 385 N Holliston Hwy Cannabis Store

Name:

- opposed to store so close to 2 elementary schools
Mr. Emel Nordin, Development Planner
District of North Vancouver

Thank you for the opportunity to provide feedback on the proposed cannabis retail store to be located at the Dollarton Shopping Centre at 385 N Dollarton Highway. By way of background, our family lives at [redacted] on the parking lot for the Dollarton Shopping Centre. [redacted] opens into the shopping centre parking lot, almost [redacted] from the proposed cannabis retail store location.

We have lived at the property for about the past [redacted] years. During that time we have had good relations with the Shopping Centre and the businesses that are located there. However, we have no experience with cannabis retail stores, and are unfamiliar with specific challenges or concerns that may accompany them. Consequently, we are somewhat apprehensive about the proposed retail store, and most of our feedback is in the form of requests for more information.

Our questions and requests are:

1. Are there any negative features of retail cannabis stores on neighbourhoods that have been experienced or identified in other locations? If so, what are they and to what extent could they be expected to arise in connection with the proposed store?
2. Although infrequent, from time to time, there have been noise-related issues arising from young people congregating after hours in the parking lot near our [redacted]. To what extent, if any, would the proposed cannabis retail store be expected to affect that type of activity?
3. In the years that we have been in our house here has not been a retail business in that specific location in the shopping centre. (There have been other types of businesses in that location, for example a martial arts studio, but this would be the first retail outlet.) To what extent, if any, could a retail cannabis store in that location be expected to increase traffic in the adjacent parking lot, over and above those from other types of businesses?
4. The planned hours of operation of the proposed store are from 9 am to 9 pm, seven days a week. Given that this is a new type of business for the area, would it be possible to limit the hours of operation (at least initially) until there is more experience with the operation? For example, could six days of operation (Monday through Saturday) be considered instead of seven days?

We would like to stay in touch with the process regarding the proposed store, so it would be wonderful if you could let us know what the next steps may be.

Thank you again for the opportunity to provide feedback on the proposed store.
Dear Mr. Nordin,

Thank you for the quick reply and your reassuring words. I hope that the additional monitoring and surveillance of the exterior that is contemplated will actually occur— at least until there is more of a track record with this type of business upon which to base decisions.

Again, many thanks.

---

Good Afternoon,

Thank you for your email regarding the proposed cannabis retail store at 385 N Dollarton Hwy. I have included a response to your questions below.

1. The District of North Vancouver has not yet approved any cannabis retail stores so I do not have information regarding any impacts on surrounding neighbourhoods. As part of the provincial review by the Liquor and Cannabis Regulation Branch, the applicant has submitted a security plan for the proposed store. The applicant has also noted the following in their submission to the District:
   - It is expected that there would be little to no impact to the surrounding area
   - Additional monitoring and surveillance of the exterior has been contemplated to ensure public safety is a priority
   - The business licensing fee required for cannabis retail stores includes funding to allow for additional bylaw enforcement should it be required.

2. I am unable to speculate as to whether the addition of a cannabis retail store would impact the occurrence of youth congregating in the parking lot. I do note that the minimum age requirement for entering and purchasing product from a cannabis retail store is 19 years old and youth below that age would not be permitted to enter the premises.

3. The applicant has noted the following in their submission to the District:
   - The proposed retail space is located within a shopping complex that has ample parking and access
   - This retail space has been used before for commercial business and it would be expected to see the same traffic pattern within the facility.
The applicant may be asked to provide further information on anticipated increased traffic volumes to and from the premises.

4. The hours of operation stated are the maximum hours permitted by the District of North Vancouver Non-Medical Retail Cannabis policy. Further details on the policy are available at the following link: https://www.dnv.org/our-government/cannabis-sales-and-consumption The individual operator may choose to adjust their hours of operation within these days and/or time periods.

I hope this helps answer your questions.

Best,

Emel Nordin
Development Planner

355 West Queens Road
North Vancouver, BC V7N 4N5
nordine@dnv.org
604-990-2347

From: [Redacted]
Sent: October 31, 2019 11:51 AM
To: Emel Nordin <NordinE@dnv.org>
Subject: Notice of Application for Cannabis Retail Store - 385 N Dollarton Highway

Mr. Emel Nordin, Development Planner
District of North Vancouver

Thank you for the opportunity to provide feedback on the proposed cannabis retail store to be located at the Dollarton Shopping Centre at 385 N Dollarton Highway. By way of background, our family lives at [Redacted] which [Redacted] on the parking lot for the Dollarton Shopping Centre. [Redacted] opens into the shopping centre parking lot, almost [Redacted] from the proposed cannabis retail store location.

We have lived at the property for about the past [Redacted] years. During that time we have had good relations with the Shopping Centre and the businesses that are located there. However, we have no experience with cannabis retail stores, and are unfamiliar with specific challenges or concerns that may accompany them. Consequently, we are somewhat apprehensive about the proposed retail store, and most of our feedback is in the form of requests for more information.

Our questions and requests are:

1. Are there any negative features of retail cannabis stores on neighbourhoods that have been experienced or identified in other locations? If so, what are they and to what extent could they be expected to arise in connection with the proposed store?

2. Although infrequent, from time to time, there have been noise-related issues arising from young people congregating after hours in the parking lot near our [Redacted] To what extent, if any, would the proposed cannabis retail store be expected to affect that type of activity?
3. In the years that we have been in our house here has not been a retail business in that specific location in the shopping centre. (There have been other types of businesses in that location, for example a martial arts studio, but this would be the first retail outlet.) To what extent, if any, could a retail cannabis store in that location be expected to increase traffic in the adjacent parking lot, over and above those from other types of businesses?

4. The planned hours of operation of the proposed store are from 9 am to 9 pm, seven days a week. Given that this is a new type of business for the area, would it be possible to limit the hours of operation (at least initially) until there is more experience with the operation? For example, could six days of operation (Monday through Saturday) be considered instead of seven days?

We would like to stay in touch with the process regarding the proposed store, so it would be wonderful if you could let us know what the next steps may be.

Thank you again for the opportunity to provide feedback on the proposed store.
Please see the attached correspondence regarding the above-noted matter.

Kindly acknowledge receipt of this message by return e-mail at your convenience.

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

October 31, 2019

Re: Zoning Bylaw Amendment to Permit a Cannabis Retail Store at 385 Dollarton Highway N.

Dear Emel Nordin,

We are writing to advise that our family of [redacted] all oppose a cannabis retail store being permitted to open at Dollarton Shopping Village (385 Dollarton Highway N.) which is zoned General Commercial Zone 2 (C2). The Zoning Bylaw currently does not allow for a cannabis retail store on this site and we believe that it should not be amended. We object to the proposal for the Zoning Bylaw to be amended to allow for a cannabis retail store for the following reasons.

First and foremost, Dollarton Shopping Village (the “Village”) is in the middle of a residential area which is primarily made up of single family homes. It is in very close proximity to Sherwood Park Elementary school (“Sherwood Park”), which also provides preschool and after-school care services, and two large public parks, Little and Big Cates Parks. The local high school, Seycove Secondary (along with attached pre-school), and community recreation centre are nearby as well. Being the family-oriented community that it is, the Village is not an appropriate place to open a cannabis retail store. Alternative locations are available that are much better suited for allowing a cannabis retail store, most notably non-residential, commercial areas. These include Park & Tilford Shopping Centre or Dollarton and/or Northwoods Business Parks. The latter are primarily commercial in nature and a cannabis retail store would fit in much better in those types of areas as opposed to a residential one.

Second, the proposed hours for the cannabis retail store are from 9:00 a.m. to 9:00 p.m., seven days a week. Undeniably, vehicle and foot traffic will increase at all times of the day and night at the Village with the addition of such a store. Not only will there be increased numbers of people visiting the Village on a daily basis (which has the potential to become troublesome on its own), it is reasonable to expect that there will be increased numbers of people loitering and/or smoking cannabis in and around the area. This is not the type of activity the community wants nor should have to be subjected to.
Third, a non-medical cannabis store already operates close to the Village on Dollarton Highway by Tsleil-Waututh Nation. Furthermore, signage on Main Street shows a proposal for a cannabis store to open and operate close to Phibbs Exchange. With one already operating and others possibly to come in the future, there is and will be access to cannabis retail stores for those in the Dollarton/Deep Cove area without having to open one in the Village. Therefore, a cannabis retail store is simply not needed in the Village.

Fourth, and worth mentioning again, the location of the proposed store is problematic on many levels. Most notably, forest trails are located immediately above and below where the store is proposed to open in the Village. The pathway directly above is used mostly by elementary school-aged children and their families walking to and from Sherwood Park before and after school. Both of our boys attended Sherwood Park; as such, we used this trail on a regular basis for many years and are very familiar with it. It is also a main travel point that teachers use when going out on field trips to and from the school. Children and families should not have to walk by what in all likelihood will become an increased number of people smoking cannabis in the area while they walk to and from school or are on school outings. A second trail exists immediately below the proposed store location which provides access to houses to the streets below Dollarton Highway and Little Cates Park. Again, this path is used on a daily basis by students going to and from school on weekdays; as well, it provides people a convenient way to access Little Cates Park both during the week and on weekends. Accordingly, the Village is not an appropriate location for a cannabis retail store to be situated.

Overall, a cannabis retail store is not needed in the Dollarton/Deep Cove residential community. We, as a family, oppose any amendments being made to the Zoning Bylaw which would allow for a cannabis retail store in the Village. Undoubtedly, the negative implications of amending the Zoning Bylaw far outweigh any positive benefits on this community should a cannabis retail store be allowed to open in the Village.

Sincerely,
Hello,

In response to the letter requesting input to the proposed retail, non-medical cannabis store at 385 North Dollarton Highway and located within the Dollarton Plaza -

I would like to advise that my family and I are strongly opposed to the zoning amendment needed for this proposal.

Our rationale for this opposition is as follows:

1. The Dollarton Plaza is the community hub and surrounded by family dwellings. We believe that the addition of cannabis store detracts from the image the local area and Dollarton Plaza are known for.

2. A cannabis store is also not consistent with the other tenants in the Plaza.

3. The proposed site is along a major walking thoroughfare for children on their way to Sherwood Park Elementary School via the path at the Plaza’s southwest corner. Although it is outside the 200 meter exclusion zone surrounding the school itself, we believe the proposed location does not meet the spirit of that legislation and the protection of children.

4. The proposed hours of the cannabis store, 7 days a week from 9am to 9pm, also seem excessive when compared to the majority of the Plaza’s tenants and should be significantly curtailed.

5. We foresee customers of the cannabis store taking their merchandise and smoking in the parking lot of the Plaza and thus interfering with our enjoyment of the local atmosphere, our passage to and from the Plaza and even the second-smoke effects on neighbours.

6. As rezoning is required, we would think a decision should not be automatic just so this initiative is the first east of the Seymour. We believe a location closer to the Seymour River would be more appropriate.

We, as property owners and long-time North Vancouver residents, thank you for the opportunity to provide feedback before this venture is approved. We sincerely hope the District of North Vancouver Council and its zoning department will consider the neighbourhood’s wishes seriously and not approve a retail cannabis store in our neighbourhood just so that there is one.
October 31, 2019

Dear Emel Nordin, Development Planner, DNV

Re: Notice of Application for Cannabis Retail Store – 385 N Dollarton Hwy
File 083060.20/051.19 Case PLN2019-00051

We OPPOSE the proposed Zoning Bylaw text amendment to allow for a non-medical cannabis retail store at the above location as outlined in your October 15, 2019 letter for several reasons:

1. Location. The area is primarily single family homes with elementary and high schools nearby, both Sherwood Park (preschool and after school) Seycove (with attached preschool)
2. Two large public parks (Little and Big Cates Park) add to the family-oriented nature of the community.
3. Continuous second-hand cannabis smoke on forest trails connecting schools, parks does not lend itself to a healthy environment for children nor adults. Location of proposed store conflicts with forest trails (above) that Sherwood Park elementary school aged children use to get to and from school and that teachers take students on field trips. (Are there lessons might be learned from vaping?)
4. Another trail (below the proposed store location) used by students on weekdays and that gives residents a convenient way to access Little Cates Park also introduces the negative effect of cannabis smoke on the trails.
5. Operating hours. Long daily operating hours, seven days a week increases foot traffic that can lend itself to troublesome situations from loiterers in the area; increased vehicular traffic to already congested Deep Cove and North Shore impacts resident drivers exit and entrance times.
6. Is there need for another non-medical cannabis store here? Presently a non-medical cannabis operates nearby by Tsleil-Waututh Nation
7. Alternate more suitable non-residential, commercial sites are – Park & Tilford Shopping Centre and Northwoods Business Parks and can provide a better fit than Dollarton Shopping Village with its larger residential component.

We look forward to have the results of the CRS licence application on the above mentioned property.

Thank you.
Dear Emel

I wanted to state my opposition to the retail application for Muse’s Pot Shop at Dollarton Mall.

This is a healthy, vibrant community which landscape promotes health and well being. It is not a community that supports an unhealthy lifestyle of which a Cannabis Store promotes.

I have and worry that the Store will promote Cannabis products as “the norm” and a healthy lifestyle choice. Neither do I want an increased chance of my children breathing in 2nd hand smoke!

Please note my strong opposition to this application.

Kind regards
I have no desire to have this type of establishment in my community.

I see no benefit in its proximity to my home of over [Redacted] years.

Sent from my iPhone
Hi Emel

My [REDACTED] told me that you are collecting opposition letters to the proposed Muse Cannabis Store at Dollarton Shops.

I want to register my strong opposition to his application and the prospect of any Cannabis outlet operating in a family oriented community such as Deep Cove. This is not the right fit for the well-being of our community and the is not the right message to send to the young families, including mine that heavily populate the neighbourhood. I unfortunately [REDACTED], I do not want any facility that promotes it to be operating in the neighbourhood where I bring up my young children.

Thank you for your consideration.
Emel Nordin

Herewith a note to express my disgust at and objection to having an outlet of this nature in our community. It is bad enough to have to breathe in the secondhand emitted marijuana vapours of individuals left right and centre. To have the source of that disgusting rubbish in our midst is beyond the pale. I suggest they go set it up their shop outside Justin Trudeau’s house for his children to rebreathe and his neighbours to deal with, given his convictions on the matter.
I find it curious that you send the notice received on October 15/19. We receive it a week ago, and you're going to make a decision on a week's notice. Is that serving the community properly?

Firstly, why would you even consider that location, especially the size of that store?
-It is 2 1/2 blocks from an ELEMENTARY school, children's parks at the Ft of Fairway Pl., & the top of Dollar Rd.
-Children use the Driveway Parking lot RIGHT IN FRONT of the proposed store to Commute to School every day.
-It is right next to, and, only 30 Feet from Residential homes. 30 FEET.
-We already have a problem with Teens sitting on the stairs @ the South West exit of that same driveway the proposed Cannabis store is on, as well as the Ft. of Felton Place stairs, Smoking Weed and blocking residents from going up or down. It is frightening for Older retirees, of which there are quite a few.
-Another possible smoking place that will be created, is to sit & smoke right around the Eastern covered corner in front of the Dentists office facing Dollarton Hwy, as well as blocking the stairs going to the upper parking area.
-Is this what the District is thinking, Tax Revenue at any Price? Just asking!
-This is not acceptable! Not for the very young, the oldsters, especially the Neighbourhood.
-For those who need Weed, there is a Medicinal Retail Cannabis Store on the Burrard Band Reserve already.
-The people I have spoken to say, & I concur, that the Foot of Mt Seymour retail, the Deep Cove Retail area, as well as Dollarton Shopping Mall, are all out of bounds for this type of business. These are Bedroom communities that have Daycares, Schools & children's Parks, & especially open 9 to 9, 7days a week, my God.

- A possible location if you must, may well be Park Gate, since it is not adjacent to Residential housing, is large enough to make a Cannabis Store less significant, and not create a hangout area for young smokers.
-We know the landlord is desperate to get anyone in that spot. Because of high taxes, they are raising the rent of the merchants, so Starbucks have moved out because of higher rent, & who knows, possibly knowledge that a Cannabis store was applying for that location. A Cannabis Store in that Mall, absolutely cannot be the Tolerated.
Begin forwarded message:

From: Emel Nordin <nordin@dnv.org>
Subject: Cannabis Retail Store on Dollarton Highway
Date: November 1, 2019 at 1:32:01 PM PDT
To: Emel Nordin <nordin@dnv.org>

As year residents of a family home on Dollarton Highway, we are strongly opposed to the proposed cannabis store at Dollarton Village Shopping Plaza.

We’ve raised our family from where this business is proposed to open. We’ve shopped for groceries, sent our kids across to buy popsicles, we’ve done our banking, had our hair cut, mailed many cards and letters, enjoyed a cup of coffee with friends, and used many other valuable services in this plaza. Never have we felt unsafe or uneasy about doing so.

Bringing in a cannabis store will change the neighborly atmosphere of our shopping plaza, and attract unsavoury clientele. It will put children who go to nearby schools within easy access of these addictive products. Yes, we can already buy alcohol and tobacco products here. Why introduce another addictive substance of which the long term effects are not yet known?

We see no advantage to having this influence come to our community. Thank you.

Sincerely,

North Vancouver
Hello,

We are a family of [name withheld] who live in Deep Cove. We live here to enjoy the easy access to the mountains, ocean and the incredible people that also choose this natural environment to call home.

We are completely apposed to a pot shop opening in the Dollarton plaza. There are many young kids who attend Sherwood Elementary as well as Cove Cliff in close proximity as well as seniors and all those who enjoy this natural environment.

There are many other proposed non-medical cannibal shops opened and accessible near Main Street as well as Dollarton Ave. There is no need to have another one, exposing children to second hand smoke and other potential risks that go along with a pot shop in family neighbourhood.

Thank you,
Emel Nordin

From: [Redacted]
Sent: November 04, 2019 2:45 PM
To: Emel Nordin; cathy@covehealth.ca
Cc: [Redacted]
Subject: response to bylaw change proposal

Re: Bylaw change proposal for North Vanc District (cannabis retail sales)

I am not a resident of NVD but I am a business owner in the District.
My store is ...

I have been at this location for [redacted].

My main focus is community needs and safety and security for all.

As cannabis is legal now, I recognize that some of my community would like to have a safe and respectable place to purchase from. I am sure that NVD can find a more suitable location that is not so near schools, private homes and retail businesses.

The same activity is possible in the living community. When cash is needed for an addictive behaviour, homes and businesses are at risk.

As a store owner, I work late hours on my own and the stairway (from the upper parking lot) to the proposed location is [redacted]. I will not feel safe.

From a safety and security (both business and personal) standpoint, I would NOT like to see a retail sales business located in Dollarton Shopping Centre.

Personally, I think that development of safe cannabis strains and edibles has been rushed. It seems strange that a can of beer cannot be purchased from our local liquor store and consumed with a sandwich in our parking lot but it would appear that edible cannabis or the smoked variety could be consumed anywhere and at any time including in a private vehicle in the parking lot.

As a community, we need to work very hard to keep alcohol and cannabis out of the hands of our kids and teens. When a shop is present within the living and schooling area it eventually “normalizes” the activity.

In our Deep Cove/Dollarton/Seymour communities we want music studios, yoga studios, banks, grocery stores, coffee shops, restaurants, doctors, dentists, healthy food locations, theatres and art galleries to just name some. We want our community to be a safe place for our kids to grow up and be taught. They say it takes a village to raise a child. It is too easy to choose to ignore if it is not your child.

Sincerely,

[Redacted]
Dear Mayor and Council,

I understand there is an application under consideration for a pot shop in the Village Mews shopping plaza on Dollarton. I am writing to echo the concerns of [redacted] who believes [redacted] has a valuable perspective as a [redacted] and [redacted] who would be highly attuned to some of the potentially unintended consequences and risks of a pot shop in such close proximity to the Sherwood Park Elementary School.

I agree with the points [redacted] has raised below and ask Council to carefully consider the more appropriate locations that have been proposed.

Sincerely,
[redacted]

---

Dear Editor,

In response to the October 18th article "Pot shops lining up in District of North Vancouver" I urge District Council to oppose the application for a zoning bylaw amendment to allow for a non-medical cannabis retail store to open at Dollarton Village at 385 N Dollarton Highway to operate 7 days a week, 9am to 9pm.

This proposed location is situated close to Sherwood Park Elementary and is completely surrounded by residential homes. It is not a commercial area in nature. Families and children walking to and from Sherwood Park utilize the trail network that directly passes by the doors of the proposed pot shop location in Dollarton Village. Children may be directly exposed to second hand smoke and other paraphernalia.

Speaking to the mandated minimum buffer of 200 meters that a pot shop should be situated away from a school, the direct distance between the proposed location and Sherwood Park is approximately 300 meters. This is a mere 100 meters over the recommended minimum buffer. The spirit of such a "geographical buffer" is to...
create a healthy distance between the sale of controlled substances and exposure to our children and families. The residents of this community do not appreciate having their children exposed to cannabis on a daily basis.

There is currently a pot shop operating out of Tsleil-Waututh just under 3 kms away, another proposed to open at 1560 Main St at 6 kms away, with another opening at Park & Tilford Gardens at 7kms away. Do we really need 4 pot shops within a 7km stretch?

The October 18th article sites that council is allowing one pot shop to operate in a given area, referencing Maplewood and other areas, with more being considered on a case-by-case basis. Please consider this case and say no to amending the zoning bylaw amendment to allow a pot shop to open for business in a primarily residential neighbourhood where homes are located immediately adjacent to it’s operating doors and an Elementary School situated closely by.

The District Council has approved pot shop locations in commercial areas, like Park & Tilford and close to Lonsdale. Keep the sales of cannabis where it belongs, in appropriate commercial and light industrial areas.

Dollarton Resident
Emel Nordin

From: [Redacted]  
Sent: November 05, 2019 1:34 AM  
To: [Redacted]  
Subject: Pot Shop

Re Pot Shop

I have worked in the Deep Cove neighbourhood for the past years as a and have resided there for the last with.

My brought this to my attention and I STRONGLY AGREE with all points listed below...

In response to the October 18th article “Pot shops lining up in District of North Vancouver” I urge District Council to oppose the application for a zoning bylaw amendment to allow for a non-medical cannabis retail store to open at Dollarton Village at 385 N Dollarton Highway to operate 7 days a week, 9am to 9pm.

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The District Council has approved pot shop locations in commercial areas, like Park & Tilford and close to Lonsdale. Keep the sales of cannabis where it belongs, in appropriate commercial and light industrial areas.

Reagrds,
Please see the attached signed petition document.
Attention Emel Nordin, District of North Vancouver nordine@dnv.org 604-990-2347

Petition to Oppose the Application by Rebecca Hardin to Amend the Zoning Bylaw to allow for a non-medical retail cannabis store to operate 7 days a week 9am-9pm at 385 N Dollarton Highway, North Vancouver, Dollarton Village.

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Emel Nordin

From: [Redacted]
Sent: November 29, 2019 3:39 PM
To: Emel Nordin
Subject: Pot shop

Hello,
I want to voice our strong opposition to the notion of a marijuana dispensary in the Dollarton shopping centre. These commercial businesses should be in commercial areas, near hospitals or medical facilities, such as LGH area. They should NOT be near residential areas, schools, local shops, etc.

We are families who have chosen to live with children in this area so we could enjoy the benefits of a quiet, safe residential environment. We do not appreciate it being changed into something else that will attract unwanted behaviour.

Please pay attention to local resident input on this serious issue.

Thank you,
As a community member in this area I am opposed to a pot shop going in at the Dollarton shopping Center. There is an elementary school only 1 block away and many children frequent that mall for snacks. Please reconsider.

Sent from my iPhone
Hi Emel,

Please see below, I believe they're talking about the Muse location on North Dollarton.

Thank you.

Jenelle Simpson
Development Services Community Service Team

355 West Queens Road
North Vancouver, BC V7N 4N5
building@dnv.org
604-990-2480

Hi, we just wanted to express our concern about a possible marijuana dispensary trying to locate at the Dollarton Mall in Deep Cove. We have no issue with the legal use of marijuana, but that location is too close to a residential area and schools.

Regards,

Resident
Attention Emel Nordin, District of North Vancouver nordine@dnv.org 604-990-2347

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Attention Emel Nordin, District of North Vancouver nordine@dnv.org 604-990-2347

Petition to Oppose the Application by Rebecca Hardin to Amend the Zoning Bylaw to allow for a non-medical retail cannabis store to operate 7 days a week 9am-9pm at 385 N Dollarton Highway, North Vancouver, Dollarton Village.

Signatures to Oppose this Application as Follows:

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October 31st, 2019

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

Attn: Emel Nordin, Development Planner

Re: Application for non-medical cannabis retail at 385 N Dollarton Highway, North Vancouver
Application Number: PLN2019-00051

Please accept this letter as my written support for the above noted project. It is my understanding the applicant is seeking to permit a non-medical cannabis retail store at 385 Dollarton Highway, North Vancouver.

I believe the proposed site is good location for a retail store and will benefit the community. Additionally, the operator has an extensive understanding of regulations and requirements including protecting public safety initiatives, which is important to me as a consumer.

They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

[Signature]

Printed Name

[Address]

Phone or Email
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Printed Name

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Phone or Email
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Kind regards,

(name)

(printed name)

(address)

(phone or email)
October 26, 2019

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North Vancouver BC V7N 4N5

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They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

[Signature]

Printed Name

[Address]

Phone or Email
October 31st, 2019

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

Attn: Emel Nordin, Development Planner

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District of North Vancouver
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Please accept this letter as my written support for the above noted project. It is my understanding the applicant is seeking to permit a non-medical cannabis retail store at 385 Dollarton Highway North Vancouver.

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They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

[Name]

Printed Name

[Address]

Phone or Email
October 26, 2019

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

Attn: Emel Nordin, Development Planner

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Printed Name

Address

Phone or Email
Dear Mayor Little and Council:

As I am unable to make the next Council Meeting, I would like to register my approval by email of Muse Cannabis setting up a store at the Dollarton Shopping Centre. Our area would benefit from the easy accessibility of these products for community members’ use. Won't you please consider this business and give it a chance to prove it's usefulness.

Yours truly,
Brenda Webb
Michael Hartford

From: Bethany Rae <redacted>
Sent: February 01, 2020 1:35 PM
To: Mayor and Council - DNV
Subject: [SUSPECTED SPAM] Cannabis Retail Store at 385 North Dollarton Highway

Good Afternoon,

I'm writing to share that I support Muse's application for Dollarton Village.

I am a regular customer of Muse on Granville Island.

In my experience, the staff have always been professional and the store hardly looks or feels like a cannabis store. There does not appear to be any negative side effects in the neighbourhood by having a legal cannabis store, only benefits.

Jobs for the community
Legal access for your community of cannabis consumers in Deep Cove. (there are many)
Community education

In my experience, the most dangerous thing about cannabis is a communities inability to except it as a widely used consumer product, stigmatize it which leads to less education.

Like food, Cannabis can be used for wellness and enjoyment or it can be misused. Please allow the community of Deep Cove to learn how cannabis can be a positive thing and not keep it in the shadows where it is confusing.

I live at <redacted>, Vancouver, BC <redacted> and I often visit the community of Deep Cove for kayaking and hiking.

I personally consume cannabis in a responsible and healthy way and appreciate being able to Legally access lab tested cannabis products in a convenient way.

Bethany Comish
To whom it may concern,

I’m writing today to voice my support for the proposed Muse Cannabis store in Deep Cove. I’ve had the privilege of working for Muse’s parent company JAKS and now Muse itself for the past year and I’m proud to be a part of a wonderful family business that care about serving their communities.

I’ve been privileged to help educate the community at our South Granville store about how to use cannabis and our customers couldn’t be happier with the service and products we provide.

I understand the recommendation is to not approve the store and it would be a shame to deprive the people of Deep Cove from having a store and people who truly care about their cannabis experience. Like many other Vancouverites, I visit Deep Cove often and I hope the wonderful people out there get a reliable source for cannabis.

I really hope you reconsider this position.

Paul O’Donoghue

Marketing Coordinator
T (604) 423 4248
E paul.odonoghue@musecannabis.ca

Muse Cannabis Store
3039 Granville Street
Vancouver, BC  V6H 3J9
Please find the submission below for your information.

Regards,

Kim Wasson
Records Clerk
355 West Queens Road
North Vancouver, BC V7N 4N5
wassonk@dnv.org
604-990-2210

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver via District of North Vancouver
Sent: February 07, 2020 7:11 AM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Friday, February 7, 2020 - 07:11 Submitted by user: Anonymous Submitted values are:

Your name: Ian McElmoyle
Your email address: [REDACTED] Your phone number: [REDACTED] What would you like to tell Mayor and Council?

I read an article in the North Shore News stating that there were only 2 letters in support of the Dollarton Plaza cannabis shop, and I wanted to change it to at least 3. I am fully supportive of the shop operating. Anyone who has opposition to the shop for reasons of "crime, smell, noise and loitering" have never seen the operating shops in Vancouver because there is none of that. Our community can not be held hostage by only retired people that fear any kind of change and have the time to focus on writing letters to the district. There are many users of cannabis in deep cove and currently, the option is driving for 40 minutes or purchasing on the black market. One of the reasons the entire experiment in legalization hasn’t worked as well as expected is city councils opposition throughout the country. In 10 years we will look back at this time and think how strange the opposition was, similarly to when prohibition ended in the USA. So you have a choice, deny this shop and embolden the black market and rob the government of additional tax revenue or allow a store to operate and sell a fully legal product to users in the community.
Hello,

As noted above, I am in opposition to this application due to the proximity to my [redacted] as this area is frequented by my [redacted] friends who are in [redacted]. I'm not opposed to Cannabis shops but to put one at this location where it's predominantly single family dwellings and not slated for density does not strike me as a good idea.

Regards,

""

Chris Ricard
-----Original Message-----
From: Dianne Stojak
Sent: February 10, 2020 12:31 PM
To: Emel Nordin <NordinE@dnv.org>
Subject: Pot shop at Dollarton

I want to voice my opinion re a new proposed pot shop at Dollarton Shopping Center. As a homeowner in the area I am opposed to this commercial shop. It will be placed within a block of an elementary school and within 2 blocks of a high school. Our community is a quiet, non-commercialized area with minimal access via roads and public transit. We are a residential community. It does not make sense to place a commercial pot shop here. Please consider my opinion.

Dianne Stojak
North Vancouver

Sent from my iPhone
Hi Ms. Nordine,

I want to express my dissent concerning the proposed marijuana shop on the Dollarton in North Vancouver. Many elementary and high schools are very close to the Dollarton. I want to keep drugs away from children.

Yesterday a [REDACTED], stood outside the Bean Around the World cafe at Parkgate promoting this Pot shop and taking people’s names. [REDACTED] contact information is

Please don’t allow drugs like marijuana into our neighborhood.

Thank you very much for your help in this important matter!

Sincerely,
Sharman Munro
Dear Mayor and Council,

Please see the response from staff below regarding a question on cannabis rezonings and Provincial process around re-application:

At the February 3rd Council meeting during the discussion of the rezoning to accommodate a cannabis retail store at Dollarton Village Shopping Centre, the following question was raised: “What happens if the rezoning application for a cannabis retail store fails - does the applicant start the Provincial process from the beginning or is it a matter of getting approval from the Province to consider a new location?”

The Liquor Control and Cannabis Branch has advised that if the District provides a negative recommendation on an application due to rejection of a zoning bylaw amendment, the Province will close their file.

If the applicant submits the same application for the same location at some future date, it would be treated as a new application and undergo the appropriate review. Having gone through the application process already it is likely that a new submission would include all appropriate information and this may allow it to move through to a municipal referral more quickly, even though it is handled as a new application.

The same approach would be used by the LCRB if the original applicant submitted an application for an alternate location – it would be handled as a new application.

If there are questions, they can be directed to Michael Hartford, Section Manager Development Planning, at mhartford@dnv.org or by phone at 604-990-2316.

Kind Regards,

Adriana Reiher
Council Liaison/Support Officer

355 West Queens Road
North Vancouver, BC V7N 4N5
reihera@dnv.org
D: 604-990-2204
C: 604-220-4156
From: Shannan Munro
Sent: February 10, 2020 1:32 PM
To: Emel Nordin <NordinE@dnv.org>
Subject: Re: Concerned citizen

Thank you for your response to my email. One more thing.

Sherwood Park elementary school is just 1 block away from this location. This is totally unacceptable.
Good Afternoon,

Thank you for your email regarding the proposed cannabis retail store at 385 N Dollarton Hwy. I will record this input to the project file.

Regards,

Emel Nordin
Development Planner

355 West Queens Road
North Vancouver, BC V7N 4N5

nordine@dnv.org
604-990-2347

-----Original Message-----
From: Sharman Munro
Sent: February 10, 2020 11:52 AM
To: Emel Nordin <NordinE@dnv.org>
Subject: Concerned citizen

Hi Ms. Nordine,

I want to express my dissent concerning the proposed marijuana shop on the Dollarton in North Vancouver. Many elementary and high schools are very close to the Dollarton. I want to keep drugs away from children. Yesterday a person, stood outside the Bean Around the World cafe at Parkgate promoting this Pot shop and taking people’s names. Contact information is

Please don’t allow drugs like marijuana into our neighborhood.

Thank you very much for your help in this important matter!

Sincerely,

Sharman Munro
From: Dan Milburn <milburnd@dnv.org>
Sent: February 04, 2020 8:55 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Question from a Councilor regarding Agenda Item 8.5 from the Feb. 3rd, 2020 Regular Agenda - 385 North Dollarton - Cannabis Retail Store

Mayor and Council,

Further to last night’s Council meeting (Item 8.5) we received the following question from a Councilor, “If the rezoning was approved, would a cannabis retailer be permitted to open in any commercial unit on the parcel, or just the unit proposed in the current application?”

Answer:

Yes, the zoning change applies to the entire parcel, not a specific commercial unit. The Zoning Bylaw does note that only one cannabis retail store is permitted per parcel.

In this case, the parcel is identified in the bylaw by its “Parcel Identifier”, shown below in red (i.e. only the southern portion of the shopping centre).

“Parcel Identifier” means a nine-digit number that uniquely identifies a parcel in the land title register of in BC.
Regards,

Dan Milburn, MCIP, RPP, RI (BC)
General Manager, Planning, Properties & Permits
Approving Officer

355 West Queens Road
North Vancouver, BC V7N 4N5

milburnd@dnv.org
604-990-2423
From: Mike McKee <mike.mckee@musecannabis.ca>
Sent: February 19, 2020 9:01 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Infoweb <infoweb@dnv.org>

Subject: Canvassing in Deep Cove

Dear Mayor & Council

We want to thank you for your comments at our 1st reading. We have taken your advice to conduct further community consultation and spent 8 hours last week meeting with people in the Dollarton neighborhood.

Please find attached 61 letters of support we have received thus far. We continue to be out and active within the community and plan to do so until our public hearing.

We will continue meeting people in the community throughout this week, and on Sunday from 1 to 3 pm, we will be hosting a meet and greet at Dollarton Village.

We welcome you to stop by and meet some of our team and hear first hand from people in the community. Honey’s donuts will be served!

Cheers

Mike McKee
Director of Real Estate

T (778) 881-1524
E Mike.McKee@musecannabis.ca
Date (mm/dd/yy)

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

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C. BJORNSON
Printed Name
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Hannah

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North Vancouver BC V7N 4N5

Attn: Emel Nordin, Development Planner

Re: Application for non-medical cannabis retail at 385 N Dollarton Highway, North Vancouver
Application Number: PLN2019-00051

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Karen Whitman
Printed Name
Date (mm/dd/yy)

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Please accept this letter as my written support for the above-noted project. It is my understanding the applicant is seeking to permit a non-medical cannabis retail store at 385 N Dollarton Highway, North Vancouver. I believe the proposed site is a good location for a retail store and will benefit the community. Additionally, the operator has an extensive understanding of regulations and requirements including protecting public safety initiatives, which is important to me as a consumer. They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

Henry Fitzgerald

Printed Name

Address
Date (mm/dd/yy)

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

Attn: Emel Nordin, Development Planner

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Kind regards,

Printed Name

Phone
Date (mm/dd/yy)

District of North Vancouver
355 West Queens Road,
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They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

Christine Varul
Printed Name
Hello again Emel, thank you again for your responses below, and for advising us that the Muse Cannabis application will be on the March 3rd Council agenda. I have just reviewed the additional information on your website, and have a few additional comments I would like to share with you prior to the meeting:

1. I note my concerns below are widely echoed by my neighbours, many of whom spent considerable effort in articulating their opposition to this application. I feel they far outweigh the obvious form letter that was used as a convenient, but less credible voice for the support of this application. I noticed in one of the emails of opposition to you, the writer mentioned she saw someone handing out something in support of this application at the Bean around the World coffee shop at Parkgate, which is no where near the proposed site, and should not be considered with the same merit as the many personal emails of opposition this application has generated.

2. The Anthem Properties letter of support is an example of the developer’s tone-deafness on the wants and needs of our neighbourhood. Her letter suggests that the backlot location of this proposed cannabis store will be out of sight of regular Dollarton Village Patrons, and absurdly concludes that this application compliments the plaza’s “daily needs and wellness” orientation. She is oblivious, or chooses to ignore that this proposed pot shop will be right on the regularly used access route to Sherwood Park Elementary school, and is part of the connecting ‘alley’ that dozens, if not hundred of neighbourhood folk use to access the Plaza and go to and from Cates Park.

3. The proximity to Sherwood Park, I saw in your report estimated to be 240 meters, is in all reasonable ways, a violation of the District’s 200 meter threshold, and when taken in context that this is directly on a major walking route to that school, should be all the District needs to say NO to this application, or at least I hope so.

4. Traffic and parking was not an issue I initially raised, but I saw it in many of the opposition letters, and I would like to add that to my list of concerns.

5. Similarly with the concerns raised about introducing a product element that has in the past demonstrated a high correlation to crime and unwelcome behaviour, this is very inconsistent with the Dollarton/Deep Cove neighbourhood this store hopes to locate in. I see no positive outcomes for approving this application, and have many concerns if it is approved. It is at best inconsistent with this family-oriented neighbourhood, and at worst, will introduce a negative
impact that could have far-reaching effects.

Finally, I have had many conversations with friends and neighbours over the past couple of months about this cannabis store application, and although all may not have taken the time to write or express their concerns, I can assure you the neighbourhood most impacted by this decision most assuredly does not want Council to approve it.

Thank you Emel for soliciting our input, and summarizing it in what I feel is a very compelling document for Council to consider, and ultimately reject.
Sincerely,
Barry and Sue Hogan
North Vancouver

From: Emel Nordin <NordinE@dnv.org>
Sent: October 21, 2019 1:34 PM
To: [redacted]
Subject: RE: strongly opposed to 385 north Dollarton cannabis store

Hello,

Neighbours have been asked to provide input regarding the application by November 1st.

In order for the proposal to proceed, Council approval to rezone the property to allow for cannabis retail use will be required. If the rezoning proceeds to consideration by Council, and if Council refers the application to a Public Hearing, neighbours would again be notified and have an opportunity to provide written input to Council and sign up to speak at the Public Hearing.

At this time, the proposal to rezone this property to permit a cannabis retail store has not been scheduled for consideration by Council.

There are a few cannabis related Bylaws and policy updates which will need to be approved by Council prior to consideration of individual cannabis retail store rezoning applications.

You are welcome to follow up with me directly for updates regarding Council consideration of this application. You may also refer to the Council meeting agenda web page or the District Cannabis web page for updates on upcoming Council meeting agendas and cannabis related bylaw updates at the following links:

Council Meeting Agenda web page: https://app.dnv.org/councilsearchnew/
Cannabis web page: https://www.dnv.org/our-government/cannabis-sales-and-consumption

Best,

Emel Nordin
From: Barry
Sent: October 21, 2019 11:59 AM
To: Emel Nordin <NordinE@dnv.org>
Subject: RE: strongly opposed to 385 north Dollarton cannabis store

Thank you Emel for your prompt reply and confirmation. Can you advise how long the feedback window will be open, and how the final decision on whether to approve or not will be made, ie will this be on the Council’s agenda?
Thank you,
Barry

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From: Emel Nordin <NordinE@dnv.org>
Sent: October 21, 2019 11:24 AM
To: [Redacted]
Cc: Mayor and Council - DNV <Council@dnv.org>
Subject: RE: strongly opposed to 385 north Dollarton cannabis store

Good Morning,

Thank you for your email with feedback regarding the rezoning application for a proposed non-medical retail cannabis store at 385 N Dollarton Highway. Please accept my email as confirmation that your feedback will be taken into consideration in the review of this application.

If you have any further questions or comments regarding this proposal, please contact me directly at 604-990-2347.

Kind regards,

Emel Nordin
Development Planner
From: Emel Nordin
Sent: October 21, 2019 11:02 AM
To: Emel Nordin <NordinE@dnv.org>
Cc: Mike Little, Mayor <LittleM@dnv.org>; Mayor and Council - DNV <Council@dny.org>
Subject: strongly opposed to 385 north Dollarton cannabis store

Good morning; in response to your sign board on north Dollarton highway soliciting input to the proposed retail, non-medical cannabis store at 385 north Dollarton highway, located within the Dollarton plaza, I would like to advise that my family and I are strongly opposed to this initiative.

My rationale for this opposition is as follows:

1. The Dollarton plaza is local community hub, surrounded by family dwellings, of which we are one; this new enterprise would introduce an unwelcome element to what has been an admirable neighbourhood. A cannabis store located here simple detracts from the neighbourhood. I would like to thank the District’s council for soliciting input before approving this venture.

2. The proposed site is along a major route for the neighbourhood’s children to come and go from Sherwood Park elementary school; literally dozens of children pass by this store front every school day, and although it is beyond the 200 meter ‘cannabis boundary’, this location for a cannabis store will definitely impact local children and defies the spirit of that legislation.

3. The proposed hours of 7 days a week, from 9 am to 9 pm seem excessive and inconsistent with the other plaza retailers, they should be curtailed, and certainly not be later than 8 pm.

4. While I appreciate the legalization of cannabis, and the District’s desire to accommodate increased access, I believe more commercially-oriented sites are a better choice versus the neighbourhood-centric Dollarton Plaza where girl-guide cookies sales reflect the nature of the community, versus the nature of having pot shop next door; one wonders if a strip club could be next.

I sincerely hope the District of North Vancouver Council, and its zoning officials will consider the neighbourhood’s wishes and not approve a retail cannabis store into our neighbourhood. Please consider the over-arching impact of introducing this venture to a neighbourhood.

Barry Hogan
From: Louise Simkin on behalf of Infoweb
To: DNV Input; Emel Nordin
Subject: FW: Share your thoughts with Mayor and Council
Date: February 24, 2020 8:45:21 AM

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver via District of North Vancouver
Sent: February 23, 2020 5:18 PM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Sunday, February 23, 2020 - 17:18 Submitted by user: Anonymous Submitted values are:

Your name: Richard Ludlow
Your email address: [REDACTED]
Your phone number: [REDACTED]
What would you like to tell Mayor and Council?

I am a citizen living in the area. I have witnessed a dramatic decrease of customers that shop at the Dollarton Plaza since Starbucks closed the store. I am in Full support of Muse Cannabis to be located at this location 385 N. Dollarton Hwy. This would give jobs to local people and help contribute to the Plaza in general. Please get with the times, this is a legal product and keep the dollars in the District rather than customers going outside the District. I understand there is a public hearing soon. Thank you very much
Dear Emel,

I am writing to advise that I am strongly against the cannabis retail store at the above location. I live at with my family, which includes . Not only does this location expose my family and other families in close proximity to second-hand smoke and other paraphernalia but this location is at the heart of our community.

The location proposed is where we walk My children and are very familiar with the building which I am now regretful of. Our family , our location and we buy My Children rush through the doors at The kids trick or treat at the plaza on Halloween and they drag their feet for My point is this shopping center is at the heart of our family's daily lives and our community and a cannabis store is not and should not be part of that.

The proposed location is situated close to Sherwood Park Elementary and is completely surrounded by residential homes with families similar to ours. It is not a commercial area in nature. Families and children walking to and from Sherwood Park utilize the trail network that directly passes by the doors of the proposed pot shop location in
Dollarton Village.

My children and many others may be directly exposed to second-hand smoke and other paraphernalia.

Speaking to the mandated minimum buffer of 200 metres that a pot shop should be situated away from a school, the direct distance between the proposed location and Sherwood Park is approximately 300 metres and approximately 50 meters from my home.

This is a mere 100 metres over the recommended minimum buffer. The spirit of such a “geographical buffer” is to create a healthy distance between the sale of controlled substances and exposure to our children and families. However, as you can understand this buffer has not been taken into consideration by my children and my family. As well as many other neighbouring families and residents.

The residents of this community do not appreciate having their children exposed to cannabis on a daily basis.

There is currently a pot shop operating out of Tsleil-Waututh [reserve lands] just under three kilometres away, another proposed to open at 1560 Main St., at six kilometres away, with another at Park & Tilford, seven kilometres away.

Do we really need four pot shops within a seven-kilometre stretch?

Please consider this case and say no to amending the zoning bylaw to allow a pot shop to open for business in a primarily residential neighbourhood where homes with young children are located immediately adjacent to its operating doors and an elementary school situated close by.

Keep the sales of cannabis where it belongs, in appropriate commercial and light industrial areas not our residential neighbourhood and outside our schools.

Yours Faithfully,

Chhaya & Randy Jagpal
After 216 years in the community, we are closing our doors for the last time.

Sunday, October 27th at 5pm

From all of us partners, we want to thank the Deep Cove Community and everyone in the plaza for the fond memories over the years. Until our next sip....
As input is again being solicited regarding possible Zoning Bylaw Amendment at 385 North Dollarton Hwy I will provide you the same input I provided in October to DNV on the matter. Comes down to noise/hassle at a commercial property in a very residential area.

Regards,

Rob Tuck
Homeowner -

---

Emel,

Regarding the above, I’m writing to state my opposition to the above rezoning application. My opposition is due to:

1) Poor location: I appreciate cannabis is legal, but this is not the location you want for a cannabis store. It is a residential area with only small pockets of commercial. Many families in this area are young, with young kids. Behind the mall in question, and adjacent to the proposed cannabis store location, is a district walkway to access the mall - and know from experience that older teens congregate in the access-way late at night on weekends in summer given its a low-traffic area and presumably a good place to meet. If you put a cannabis store in the proposed location – at the back of that mall – I guarantee you the area will get worse for noise, gatherings, public drinking, etc. This impacts me, my family, and nearby residents.

2) Security: mall currently has no real security, and probably hasn’t needed it. If the area does become a large congregating point what provisions has the District made to enhance security/maintain noise for local residents?

I have no qualms with such a store nor its right to open/operate, but I think a quiet residential neighborhood like this is the wrong place. It should be in a more commercially oriented area.

If you wish to discuss with me do not hesitate to call ( ).

Regards,

Rob Tuck
Homeowner - North Vancouver
From: Louise Simkin
To: DNV Input
Subject: FW: NOT IN SUPPORT
Date: February 24, 2020 4:32:44 PM

From: [redacted]
Sent: February 24, 2020 2:45 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Emel Nordin <NordinE@dnv.org>
Subject: NOT IN SUPPORT

Mayor and Council:

Please listen and respond favourably to all district taxpayers strongly opposed to the application for a rezoning change to permit a proposed non-medicinal cannabis retail store at 385 North Dollarton Highway.
This has been proposed before (Mount Seymour Parkway east of Dollarton Highway) and thankfully did not proceed partly because of opposition as the location was near to Seycove High School.
This is worse as it is near Sherwood Park Elementary School.
This is a quiet residential area of single family homes and this is not supported by the residents living here!
Sincerely,

William Gray
Penny Gray
Dear Mayor and Councillors,

I’ll get straight to the point. Under no circumstances do I want a Cannabis store to open in our neighbourhood. The proposed location is much too close to the two local high schools and two elementary schools. And our kids and pets play in Cates Park and Little Cates. Adults who desire to buy cannabis can bus or drive to locations that are not located in neighbourhoods. We are a strong community that cares for each other. Please don’t take away the family-friendly feeling we’ve worked so hard to build.

Sincerely,
Michelle Miller
Hello,

I am writing with concern over the proposed amendment to the District’s zoning bylaw to add a Cannabis Retail store as a permitted use for the property located at 385 Dollarton Highway.

I strongly oppose this proposed amendment.

Sincerely,

Sandra Lynn-Brooks

Sent from Mail for Windows 10
Dear Council members;

My name is Christopher Porta, and I would like to express my support for the Muse retail cannabis store application located at 385 North Dollarton Hwy.

I plan on speaking at the public hearing on March 3rd, however I am typically a more effective written communicator, and therefore thought it best that I write this letter to ensure my message is properly received.

I deal with long work hours and a lot of stress. For me, I occasionally use cannabis products as an alternative to alcoholic products when I need to relax and unwind on the weekend.

I've lived in North Vancouver for [redacted] years, the [redacted] community (just a [redacted] minute walk from the proposed location for the Muse retail cannabis store), and I strongly believe that this store would positively benefit the surrounding community.

The reason comes down to accountability and leverage. And it is precisely the reason why all community members -- whether they support the responsible use of cannabis, or do not support any form of cannabis use at all -- would be best served by a professional and well-managed retail cannabis store in this location.

The reality is that cannabis is legal, and that many people in our community use cannabis products on a regular basis -- some in a more responsible and respectful way than others.

At the moment, if you are a resident of the Deep Cove area (for this example, any of the populace located between Deep Cove and the Seylynn Tower developments), your closest option for a retail cannabis store is either on Lonsdale, or one of several across the bridge in Vancouver or Burnaby. Because these are equally inconvenient locations, the cannabis consumers in the Deep Cove area split their purchases between several of the options available, or worse, decide to purchase from the black-market North Vancouver sources that are still operating in the area.

The problem with this current market condition is that there is no central location that can be used to communicate with, or provide influence over the cannabis users in the Deep Cove area.

If a concerned home owner is upset with an individual, or group of individuals, who smokes...
cannabis products in proximity to their home, school, or park that their children play in, their only recourse may be to confront the individual(s), call the police, or file a complaint to a strata or home owner. And this can be a stressful, or potentially dangerous situation, given the unknown response that may occur when a person is confronted -- especially if the cannabis user feels entitled to the smoking privilege, and may be misinformed or ignorant of the current cannabis laws and bylaws.

The main issue here is accountability, and ultimately, the lack of leverage that concerned citizens have over the irresponsible cannabis users in our community.

The solution to this problem is a professional, well-managed retail cannabis store that cares about the community it operates in. And the reason is simple; it provides a centralized location for residents to safely communicate with the cannabis users in their area, and provides community members with an avenue to exert influence over a single entity (in this case, a professional retail store that is acutely aware of its need to maintain a positive rapport with the surrounding community), and in turn the retail store can exert influence over the customers they interact with in an informative, non-threatening way.

For example, upon completing a sale with a customer, it could become standard procedure for retail store staff to say something along the lines of:

"Great to meet you, thank you for shopping with us today. Oh, and by the way, here is a map of the surrounding area -- marked in green are the areas where it is legal to smoke, and marked in red are certain areas where it is not allowed, or where we have received multiple complaints from the community and would appreciate if you did not go anywhere near these areas.

We are extremely respectful of the community we are a part of, and in order to remain in business and provide our customers a convenient and professional retail location in which to purchase cannabis products, it is of great importance that these rules are followed."

To reiterate; by providing a professional, centralized retail location for cannabis consumers in a community, you give the community a safe line of communication, and leverage, over the cannabis users who are now provided with incentive to follow the rules.

Now... let me tell you about the alternative -- what currently exists.

A few weeks ago, because there are no retail options close to the Deep Cove area, I was visiting a friend who lived in Vancouver and decided to purchase cannabis products from a store that was in the area and convenient for where I was at the time. Legal? From what I could tell based on my preliminary research... yes. However, after stepping inside... if first impressions meant anything, no.

It was basically a garage. The walls were bare and had nothing but white paint and a few old posters that looked like they were from the 90's. The shelving was cheap, mostly barren with a few products scattered on them haphazardly. And at the front, a 'bud-tender' who smelled a bit too much like the product, brought a cardboard box of product from the back room and proceeded to tell me that sales were cash only. Upon returning 5-minutes later from the ATM machine located at a gas station down the street, the 'bud-tender' had already forgotten who I was, and I struggled to find a polite way to mention that I had literally been talking to them just a few minutes before. In fact, see that product you set aside there? Yeah, that was for me.
It may seem a bit silly, but my point is serious. Unfortunately, several of these types of establishments are open in Vancouver. And unfortunately, Deep Cove residents are forced to choose between stores like this, or in some cases a drug dealer who lives in close proximity to them.

Now, if a concerned citizen from the Deep Cove area were to call one of these establishments -- or perhaps each and every one of the dozen stores like this within the same driving distance of the Deep Cove area, and complain that there is a person, or group of individuals smoking in Cates Park where their children are playing, what do you think are the chances those store owners care at all? What percentage of their customers are from the Deep Cove area? Does the District of North Vancouver even have any influence over a store located in Vancouver?

The key is accountability and leverage.

And that is precisely why a professional, well-manage store, respectful of the community it operates in, is what our Deep Cove residents need to not only educate, but improve the responsible use of cannabis in the area and provide an avenue to communicate with and influence those who might not know they are being a nuisance to those around them.

So, do yourself a favor and take a good look at what the Muse Retail Store on Granville street looks like. This is a professional company who takes their business very seriously. And one that Deep Cove residents would be lucky to have as and advocate and partner in our community.

Thank you for your time.

Sincerely,

Christopher Porta
To: Mr Mayor and Council,

RE: Application of Muse Cannabis at Dollarton Plaza

I am in support of the proposed cannabis shop because there are so few in North Vancouver. I think there is one on Lonsdale, but it is easier to go to Vancouver from here.

As someone who [redacted], I have to drive to Vancouver to obtain both CBDs and THC, the combination of which helps [redacted]. We live in the area on [redacted] and this shop would be most convenient, and save us gas and greenhouse gas emissions.

I do not know the people who are running Muse, and offer my advice as a voting citizen of the district.

Yours Sincerely,
-----Original Message-----
From: Bob Garries
Sent: February 25, 2020 2:23 PM
To: Mayor and Council - DNV <Council@dnv.org>; muri@dnv.org; Mayor's Office DNV <mayor@dnv.org>
Subject: Dollarton pot shop

Hello
We are opposed to the establishment of a pot shop within Dollarton mall. The shop is within the trail and walking system of the area. Children use this pathway to access Sherwood Park school located just outside the 200 meter zone by 40 meters. However the children must pass the pot shop walking within the trail system. The children and others may well be exposed to second hand smoke while passing by. Consuming alcohol in public from the nearby liquor store is illegal, consuming pot in public should also be discouraged.

Regards
Bob and Marcia Garries

Sent from my iPhone
Hi,
Andrea Eilers here, a resident of Deep Cove N Van. I say no to bylaw 8422 Cannabis Retail Store at 385 N Dollarton Hwy.
I own a home on [redacted].
No pot shops wanted anywhere near our community is my vote.
Sincerely,
Andrea Eilers

Sent from my iPhone
Mr Clerk,

I wish to lodge my objection to the zoning bylaw amendment to allow a Cannabis Retail store as a permitted use for the property located at 385 North Dollarton Highway in the Dollarton Village Shopping Centre.

There are several reasons for my objection:

1) There is already a cannabis retail store on Dollarton Highway, located about 3 kms south of the proposed store. The existing store is open daily from about 10 am until 8 pm. and should adequately provide services required.

2) A second cannabis store located on Dollarton Highway could jeopardise the business initiative started and operated (see 1 above) by First Nations.

3) The proposed cannabis retail store is within about 500 metres from Sherwood Park Elementary School and the Dollarton shops are frequented by young people.

4) The back of the Dollarton shops, (served by two sets of stairs from housing developments to the west of Dollarton Highway,) has in the past been a location for drug trafficking. The area has in the past two or three years been cleaned up but a new Cannabis Retail store could renew such use of the back alley.

Be responsible and do not rezone the bylaw in order to satisfy one business interest at the expense of other businesses, other residents, and young children.

Yours,

Sheila Morrison
From: Adriana Reiher <reihera@dnv.org>
Sent: February 26, 2020 4:31 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: FW: Cannabis Retail Store at 385 North Dollarton Highway

Dear Mayor and Council,

A member of Council has requested further information regarding the cannabis Tseil-Watuth land that’s referenced in the email below by resident Ms. Sheila Morrision. Please see the staff response below:

In December 2019, staff was in contact with the Province regarding this store, which was previously in operation on Tseil-Waututh land at 3083 Dollarton Hwy. As per the attached email from the Liquor and Cannabis Regulation Branch (LCRB) on December 4, 2019:

- A licence has not been issued by LCRB at this location.
- If the store is on the reserve and applied for a licence the Tsleil-Waututh Nation government would be solicited and issue the recommendation not the local municipality.

The following North Shore News article from December 17, 2019 indicates that the store was closed by Provincial authorities: https://www.nsnews.com/news/pot-shop-on-tsleil-waututh-land-raided-1.24037327

Following a review of the Province’s cannabis licensing website at the following link this afternoon, it does not appear that there is currently an issued cannabis retail store license for this property: https://justice.gov.bc.ca/cannabislicensing/map

Kind Regards,

Adriana Reiher  
Council Liaison/Support Officer

355 West Queens Road  
North Vancouver, BC V7N 4N5
reihera@dnv.org  
D: 604-990-2204
From: sheila morrison
Sent: February 26, 2020 11:28 AM
To: DNV Input <input@dnv.org>
Subject: re Cannabis Retail Store at 385 North Dollarton Highway

Mr Clerk,
I wish to lodge my objection to the zoning bylaw amendment to allow a Cannabis Retail store as a permitted use for the property located at 385 North Dollarton Highway in the Dollarton Village Shopping Centre

There are several reasons for my objection:
1) there is already a cannabis retail store on Dollarton Highway, located about 3 kms south of the proposed store. The existing store is open daily from about 10 am until 8 pm. and should adequately provide services required.
2) a second cannabis store located on Dollarton Highway could jeopardise the business initiative started and operated (see 1 above) by First Nations
3) the proposed cannabis retail store is within about 500 metres from Sherwood Park Elementary School and the Dollarton shops are frequented by young people
4) the back of the Dollarton shops,( served by two sets of stairs from housing developments to the west of Dollarton Highway,) has in the past been a location for drug trafficking. The area has in the past two or three years been cleaned up but a new Cannabis Retail store could renew such use of the back alley

Be responsible and do not rezone the bylaw in order to satisfy one business interest at the expense of other businesses, other residents, and young children.

Yours,
Sheila Morrison
North Vancouver
From: Louise Simkin
To: Emel Nordin
Subject: FW: The Muse non-medical retail cannabis store
Date: February 27, 2020 8:17:31 AM
Attachments: image004.png

From: Podmore, Kevin
Sent: February 26, 2020 5:45 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: 
Subject: The Muse non-medical retail cannabis store

Take Back Our Community Deep Cove Area Family,
Just an FYI to our neighbours, especially those with children.
The Muse non-medical retail cannabis store will operate 7 days a week 9am-9pm, their store that’s at 15th and Granville is at least 3 blocks from the nearest school. Dollarton Plaza is a 5 min walk from Sherwood Park Elementary, 4085 Dollar Rd, North Vancouver.
I also think it’s inappropriate that The Muse personal had handed our donuts and hot chocolate to our Children when promoting the store in this location.

**Before you call me a bunch of names and disagree with me.**
Don’t get me wrong, I agree that Cannabis/ Marijuana is very similar to Alcohol and people should be able to purchase it as it’s legal.
I’m apposed to having a Cannabis/ Marijuana store that will influence the open air smoking and consuming of Cannabis/ Marijuana within a 5 minute walk of schools.
Just a reminder that it’s not legal to consume Alcohol in a public space but smoking Cannabis/ Marijuana is.
Can the business not locate and area further away from our schools like the Lonsdale area or Dollarton Industrial Park away from Schools.
“Users in British Columbia and Alberta can consume marijuana anywhere it’s legal to smoke tobacco, except in cars, on boats and around places where children are often present.
Regards
Your Neighbour
From: Louise Simkin
To: DNV Input; Emel Nordin
Subject: FW: Cannabis Retail Store Dollarton Highway
Date: February 27, 2020 8:18:49 AM

-----Original Message-----
From: Collette Martin
Sent: February 26, 2020 10:42 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Cannabis Retail Store Dollarton Highway

Dear Council,

I hope this email finds you well. I live to Dollarton plaza and really hope you reject the Muse application. I really don’t want a Cannabis store and our local schools. I can’t think of too many benefits that it would bring voting this one through.

Thanks in advance,

Collette
To Her Worship Mayor Linda Buchanan and members of the North Vancouver City Council,

When I heard that citizens of Deep Cove and North Vancouver had concerns about Muse Cannabis moving in to their community, I assumed it was because they either didn't know what Muse Cannabis was all about or they had not met the team behind the brand.

When I learned that after Muse Cannabis had engaged the community and there were still hesitations I had to speak up.

Currently Music Heals is funding music therapy programs in your community at the North Shore Stroke Recovery and Mountainside Secondary. Both of these programs need community leaders like Muse Cannabis who will give back to provide access to music therapy for those in need in their community.

Please see attached my letter of support for Muse's Dollarton Village location. In this letter you will learn about the incredible support and more importantly the community engagement we have seen from Muse in our first year of partnership.

Kind regards,

TARYN STEPHENSON
BRAND PARTNERSHIP + SPONSORSHIP
MUSIC HEALS

#400 2245 WEST BROADWAY, VANCOUVER, BC, V6K 2E4
OFFICE- 604.276.8742 MOBILE- 604.753.7872
#MusicMakesMe | www.musicheals.ca | IG: @musicheals_ca | @TarynStephenson
Mayor & Council  
District of North Vancouver  
355 W. Queens Road  
North Vancouver  

Dear Mayor and Council,  

I’m writing on behalf of Music Heals to tell you that we enthusiastically support Muse Cannabis’ application for 385 North Dollarton Highway. Music Heals has been Muse’s community partner since May 2019, ahead of Muse South Granville’s grand opening celebration when 10 percent of sales were donated to Music Heals.

Muse supports Music Heals beyond writing cheques, although they do that too, but my point is that their support comes in many different forms and we appreciate all of them. For example, Muse helps raise awareness about what we do at Music Heals and in many ways that’s priceless. They’re also supporting our upcoming ‘Let her Sing’ event, which will help create access to music therapy for women across the Downtown Eastside. This event unfortunately falls on the same day as the public hearing, otherwise I would have voiced my support for Muse’s Deep Cove location in person.

Not only is Muse’s brand a perfect fit for the Deep Cove community, their values align with the community values; if you’re going to have a legal recreational cannabis store in the District, you want it to be Muse. It’s a fourth-generation family business and those family values are seen and felt in every interaction we’ve had with their team.

If Muse’s location in Dollarton Village comes to fruition, our music therapy programs in the District of North Vancouver will get a boost of support and awareness from Muse’s grand opening and beyond. It’s part of Muse’s promise to give back to the communities they operate in and I’m confident they will have a positive impact in Deep Cove, and over time, will change the perception of what a cannabis store can be.

If you have any questions about Muse’s community partnership with Music Heals, please don’t hesitate to reach out.

Warmest regards,  

Taryn Stephenson  
Brand Partnership + Sponsorship  
Music Heals  
#400 2245 West Broadway, Vancouver, BC V6K 2E4  
Office 604.276.8742 // Mobile 604.753.7872
To the Municipal Clerk:

As 34 year residents of a family home on [redacted], we are strongly opposed to the proposed cannabis store at Dollarton Village Shopping Plaza.

We’ve raised our family [redacted] where this business is proposed to open. We’ve shopped for groceries, sent our kids [redacted] to buy popsicles, we've done our banking, had our hair cut, mailed many cards and letters, enjoyed a cup of coffee with friends, and used many other valuable services in this plaza. Never have we felt unsafe or uneasy about doing so.

Bringing in a cannabis store will change the neighborly atmosphere of our shopping plaza, and attract unsavoury clientele. It will put children who go to nearby schools within easy access of these addictive products. Yes, we can already buy alcohol and tobacco products here. Why introduce another addictive substance of which the long term effects are not yet known?

We see no advantage to having this influence come to our community. Thank you.

Sincerely,
Bruce and Karen Kofoed

[redacted]
North Vancouver
February 28th, 2020

Dear Mr. Mayor and Council Members,

We are writing in support of the application for opening a cannabis store at Dollarton. With cannabis legal, and North Vancouver residents looking for safe, reliable, and accessible options when it comes to buying cannabis-related products, it makes good sense to allow a store at this proposed location.

If a cannabis store were to open at Dollarton, it would fit in well with the other retail options already present, including a liquor store. We also believe that the opening of another business in the area will be good for the local economy, which in turn, will be good for the community.

We thank you for reading our letter, and strongly urge you all to vote in favour of allowing a cannabis store at Dollarton.

Sincerely,

Dan and Stacey Fromowitz

North Vancouver, BC
Dear Council,

I recently drove past the development application sign for the pot shop at Dollarton Plaza. I am not able to make the public meeting as I will be at home with my 3 young kids, so instead I feel obliged to write in.

I strongly oppose this as a location for a cannabis shop. It seems bizarre to me to have it in such a residential neighbourhood and SO CLOSE TO SCHOOLS. Yes I understand there is a liquor store situated in the same plaza, but drugs are different. Yes I understand that there are positive health benefits to cannabis, but there are also many recreational users who will be using the same trails where children are. I am concerned about drug paraphernalia and second hand smoke as well.

Keep the cannabis shops where they belong- in commercial areas like marine drive or Lonsdale!!

Regards,

Candace Busch
Good morning,

I am writing in regards to the proposed Cannabis Retailer in the Dollarton Village near Deep Cove. I want to let you know that I strongly oppose the opening of a cannabis retailer in the heart of our family neighbourhood.

My family and I have been residence in this neighbourhood for the past 17 years and we raise three small children here. Two of which attend [redacted] and one who attends [redacted].

The Dollarton Village is a central part of our community. This is where we spend a lot of time buying groceries, going to the dentist and shopping at the other retailers. Our eldest will often use the path at the back of the Dollarton Village on his way home from school or on his way to a friends house.

I know that the mandatory buffer for a cannabis retailer is 200m from a school and Sherwood Park is only 240m away. I feel very strongly that this is too close to our children and their school. I think that Cannabis retailers should be located in commercial areas until regulations catch up to legalization.

I appreciate your time and consideration of my email.

Thank you,

Joshana McMahon

North Vancouvr, BC, [redacted]

Ph: [redacted]
Email: [redacted]
Good morning,

I'm writing this email to let you know that I am against the opening of a Cannabis retailer at the Dollarton Village.

This has been my neighbourhood from over 17 years and I raise my family of 3 children here. They all attend [REDacted] and the Dollarton Village is in the heart of our community.

I'm also very concerned that the cannabis retailer is only 240m from my children school and this is a main route for children traveling back and forth from school. Not to mention that there are family home located right beside, in front and behind this location.

I know that there is a cannabis retailer already set to go into Park & Tilford and 2 more in motion for Main Street. More than enough options for cannabis customers.

So, as I stated before I feel very strongly against this retailer opening in our community.

Thank you very much,

Ed McMahon
Please find the submission below for your information.

Regards,

Kim Wasson
Records Clerk
355 West Queens Road
North Vancouver, BC V7N 4N5
wassonk@dnv.org
604-990-2210

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver via District of North Vancouver
Sent: February 28, 2020 10:21 AM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Friday, February 28, 2020 - 10:21 Submitted by user: Anonymous Submitted values are:

Your name: Bob Levesque
Your email address: ********** Your phone number: ********** What would you like to tell Mayor and Council?

With regards to Muse Cannabis’ petition to open a store in Dollarton shopping mall, I have no objection to it. There is already a liquor store there, and this feels like a complementary business to the area. I also feel it would increase traffic to this small neighborhood mall which I think would bolster the rest of the businesses there. Currently there are no cannabis retailers in the area so let’s get one going. Thank you
From: Dwight Hawes
Sent: February 28, 2020 11:23 AM
To: Emel Nordin
Subject: Fwd: Proposed Rezoning - Strongly opposed to 385 north Dollarton cannabis store

Regretfully, due to a previous engagement, neither my wife nor I will be able to speak in strong opposition to the proposed cannabis store in person.

We ask that you please take our previous email into consideration as part of the public hearing process.

We are live very close to the proposed store and pass by that location upon a regular basis.

Thank you

Dwight and Susan Hawes

Begin forwarded message:

From: Dwight Hawes
Subject: Proposed Rezoning - Strongly opposed to 385 north Dollarton cannabis store
Date: October 31, 2019 at 9:03:58 PM PDT
To: NordinE@dnv.org

Hello,

In response to the letter requesting input to the proposed retail, non-medical cannabis store at 385 North Dollarton Highway and located within the Dollarton Plaza -

I would like to advise that my family and I are strongly opposed to the zoning amendment needed for this proposal.

Our rationale for this opposition is as follows:

1. The Dollarton Plaza is the community hub and surrounded by family dwellings, of which we are one. We believe that the addition of cannabis store detracts from the image the local area and Dollarton Plaza are known for.
2. A cannabis store is also not consistent with the other tenants in the Plaza.
3. The proposed site is along a major walking thoroughfare for children on
their way to Sherwood Park Elementary School via the path at the Plaza’s southwest corner. Although it is outside the 200 meter exclusion zone surrounding the school itself, we believe the proposed location does not meet the spirit of that legislation and the protection of children.

4. The proposed hours of the cannabis store, 7 days a week from 9am to 9pm, also seem excessive when compared to the majority of the Plaza’s tenants and should be significantly curtailed.

5. We foresee customers of the cannabis store taking their merchandise and smoking in the parking lot of the Plaza and thus interfering with our enjoyment of the local atmosphere, our passage to and from the Plaza and even the second-smoke effects on neighbours.

6. As rezoning is required, we would think a decision should not be automatic just so this initiative is the first east of the Seymour. We believe a location closer to the Seymour River would be more appropriate/

We, as property owners and long-time North Vancouver residents, thank you for the opportunity to provide feedback before this venture is approved. We sincerely hope the District of North Vancouver Council and its zoning department will consider the neighbourhood’s wishes seriously and not approve a retail cannabis store in our neighbourhood just so that there is one.

Dwight and Susan Hawes
North Vancouver BC
Dear DNV Council Members,

My name is Travis Schisler and I am a physician in the Vancouver Coastal Health community. I am writing this letter in opposition to the proposed cannabis retail location at Dollarton Village. I want to be clear that my impetus for writing this letter is to represent and protect the public health of our community. I am not opposed to the legalization of non-medicinal cannabis. Approving a retail location at this proposed location would create a threat to the health of our children and adolescents in the local community.

I would like to start by educating council on the harms of cannabis, particularly to our youth. The negative health consequences of cannabis on the developing brain are well studied. Cannabis is associated with cognitive impairment, poor school or work performance, and psychiatric co-morbidity such as mood disorders and psychosis. Cannabis use varies with age with rates of 0.5 percent among 12 year olds and 2.8 percent among 13 year olds. Adolescents who consume cannabis are more likely to have failing grades, non-participation in extracurricular activities, a dislike of school, and greater incidence of alcohol and/or cigarette use.

Cannabis use disorder develops in approximately 10 percent of regular cannabis users, is a serious consequence of cannabis use and is heavily influenced by the overall prevalence of cannabis use in the general population. The prevalence is greatest in young adult (20 to 24 years old) males living in high-income regions - such as this area of North Vancouver. Up to one in eight cannabis users develop cannabis use disorder. Cannabis use disorder is associated with a greater incidence of abuse of tobacco, alcohol, opiates and stimulants and carries with it the risk of mood and anxiety disorders and schizophrenia. Cannabis use is associated with injury and death from motor vehicle accidents. Cannabis acutely impairs a variety of neuropsychological functions in a dose-dependent manner, especially attention, concentration, episodic memory, and associative learning.

I have highlighted the many health concerns associated with cannabis use especially in youth. Children, adolescents and young adults do not need to unnecessarily encounter cannabis. The greater the overall use in the smaller community the greater is the incidence of future use in the general population - I cannot stress this point enough. The Dollarton shopping plaza is in the immediate vicinity of Sherwood Park Elementary and Seycove High School. Students from these schools frequent the Dollarton Shopping Plaza for food and beverages and to socialize on a daily basis both after school and in the summertime. The trail network situated by the proposed location of Muse, as well as the isolated parking lot of Dollarton Village are prime areas where these youth travel and congregate on. A cannabis retailer in this plaza will increase their exposure to cannabis. Keep cannabis retailers a safe geographical distance from our schools. Council should select centralized locations for cannabis retailers and not allow licenses in small shopping plazas situated where our youth go to gather. If council is serious about protecting our youth and if they prioritize our overall public health they will vote against this proposed location.
Sincerely,
Travis Schisler

Dr. Travis Schisler, MD FRCPC
Staff anesthesiologist
Divisions of Cardiac and Thoracic Anesthesia
Vancouver Acute (VGH and UBC hospitals) Department of Anesthesiology and Perioperative Care
Clinical Assistant Professor, Department of Anesthesiology, University of British Columbia
travis.schisler@vch.ca
604-319-2652
To Councillors and Mayor,

My input as a business owner at 399 N Dollarton Hwy (Dollarton Hwy) is as follows.

My store would be located above the proposed Muse location. We have a “backsplilt” in this location within the shopping centre.
I have owned Cove Health Vitamins and Supplements for 12 years in this location.
I am not in support of this application.

Councillor Muri spoke of the need for “baby steps” on this decision for the Dollarton/Deep Cove. I consider a baby step for this particular market would be a safe location in a larger market area giving many of us a chance to watch and absorb.

As a business owner, I am concerned about the safety of our businesses. I have been broken into twice in the past 5 years. Both times money only was taken...no merchandise was touched or taken, no computers stolen either. So that means someone needed quick money for drugs and they didn’t have time to sell any items.

Sincerely,
Cathy Marlatt
owner
Cove Health Vitamins
399 North Dollarton Hwy
North Vancouver, BC V7G 1M9
604-929-1979
cathy@covehealth.ca
Dear Mayor and Council:

We are providing this input on the topic zoning bylaw amendment as local residents. My wife and I have been here for over 30 years - this makes us newcomers in this neighbourhood. We are opposed to the amendment that would allow the Cannabis Store as a permitted use at the Dollarton Shopping Centre.

Our rationale has nothing to do with the propriety of cannabis use - that ship has sailed some time ago. The proposed use is plain and simply one that is inconsistent with the character of the neighbourhood.

In the last 30 years the Cove has seen massive growth in tourist and visitor traffic. This has not been positive for the character of the neighbourhood or the quality of life. We don’t see the proposed use as helping this negative trend.

We are not opposed to any and all development and land uses but we firmly believe that such changes must be rational and positive in the context of the neighbourhood. In our view the proposed use does not meet this test.

We wish you well in your deliberations.

John Surridge and Joan Elliot
February 28th, 2020

Dear Mr. Mayor and Council Members,

We are writing in support of the application for opening a cannabis store at Dollarton. With cannabis legal, and North Vancouver residents looking for safe, reliable, and accessible options when it comes to buying cannabis-related products, it makes good sense to allow a store at this proposed location.

If a cannabis store were to open at Dollarton, it would fit in well with the other retail options already present, including a liquor store. We also believe that the opening of another business in the area will be good for the local economy, which in turn, will be good for the community.

We thank you for reading our letter, and strongly urge you all to vote in favour of allowing a cannabis store at Dollarton.

Sincerely,

Dan and Stacey Fromowitz
North Vancouver, BC
From: Craig Campbell <c >
Sent: February 28, 2020 4:37 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for Muse Cannabis - 385 Dollarton Hey

Dear Mayor and Council,

My name is Craig Campbell and I live on [REDACTED] in the District of North Vancouver. I’m emailing you to share my support for Muse Cannabis in Dollarton Village because I believe that it’s a perfect fit for Deep Cove. As a family-run business, Muse will serve our community well and will give access to legal cannabis.

As a legal retailer, Muse will be accountable to the community, the District, and the Province. I’d preferred a safe, secure, and accountable environment for people to purchase cannabis closer to home.

Regards,

Craig Campbell
From: David Gustin
Sent: February 28, 2020 7:31 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: 
Subject: Muse Cannabis request

Dear Councillors

I know you must balance the needs of your District with the desire of business. No small order.

Look, I don’t care if Aliens opened a Mars rock store in Dollarton Shopping Plaza, as long at they were respectful to the community. The gentlemen wanting to open a cannabis business certainly seem like good family men (I would hope, I don’t know after reading Malcom Gladwells book “Strangers”, but I digress). They even offered me a Honey donut (I refused, I didn’t want to be “influenced”.)

Look, alcohol is legal and the liquor store is the most prominent trafficked store in Dollarton (sorry Nesters, you are just too expensive and really a convenience place for most locals), and so why should we be hypocrites? Look I get you don’t want minors to have access to drugs. But having a cannabis store in Dollarton is not going to increase drug use. Its just not. Water finds its level, and minors know how to access illegal substances, including BC Liquor stores.

So, for those opposed, again, if it’s the second or third store in the area, I get it. Its not. You are using your own biases and ill-informed opinions to say no to a legitimate business. That’s not just sad, that’s wrong.

I am happy to hear the errors in my ways, just maybe I have been influenced a bit too much by Ron Swanson or Parks n Rec.

Good luck,
David Gustin
Municipal Clerk,

I support this bylaw and would happily welcome an additional retail tenant at the Dollarton Village Shopping Center.

Best regards,

Kyle Marte
Homeowner -
-----Original Message-----
From: Derek Isley
Sent: February 29, 2020 3:39 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for Muse Cannabis - 385 Dollarton Hwy

Dear Mayor & Council,

My name is Derek Isley and I live in the District of North Vancouver. I'm emailing you to share my support for Muse Cannabis in Dollarton Village because I believe it's a perfect fit for Deep Cove. As a family run business, Muse will serve our community well and will give people access to legal cannabis along with a positive shopping experience.

As a legal retailer, Muse is accountable to the Province, the District, and the community; we know people use cannabis in Deep Cove just as people enjoy craft beer and wine, so let's provide a safe and accountable place to purchase cannabis close to home.

Kind Regards,
Derek Isley
Hi there,

My name is Dan Ponich and I'm a business owner in the district of North Vancouver. I co-own Park Sound Studio, a local recording hub for artists.

I would like to express my support for Muse Cannabis opening a location at 385 North Dollarton Highway. On behalf of the studio, we support Muse Cannabis as we are believers in the medicinal benefits of cannabis as well as the community that revolves around said medicine.

Sincerely,
Dan Ponich

Park Sound Studio
1468 Columbia Street
North Vancouver, BC
Canada

--

Dan Ponich
Music Producer / Audio Engineer
Owner at Park Sound Studio - http://parksoundstudio.com/

danponichmusic.com

Instagram : http://tinyurl.com/znvdwrd
-----Original Message-----
From: Dave <dave@northvancouver.com>
Sent: March 01, 2020 9:05 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 355 North Dollarton rezoning

Hello

I am writing to voice my support for the rezoning application at:

385 North Dollarton Highway (Muse Cannabis).

I live in the area, and I think that next to the BC liquor store is an appropriate location for this business.

Thanks,

Dave Winstanley

North Vancouver
From: Darin Calderwood
Sent: March 01, 2020 12:35 PM
To: Mayor and Council - DNV <Council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>; Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <HansonJ@dnv.org>; Lisa Muri <MuriL@dnv.org>
Subject: Dollarton Village Cannabis Location

Dear Council Members,

I'm writing to express my concern over the proposed location of a cannabis retailer at the Dollarton Village Plaza. I'd like to first point out that I am not at all opposed to the legalization of marijuana. I am simply opposed to the proposed location given it's proximity to Sherwood Park Elementary, and the fact that the Dollarton plaza is somewhat a gathering place for local children and youth. I have lived in this community my entire life and continue to do so raising my two school age children ( ), so I consider myself familiar with our youths travel routes and gathering areas. While I'm certainly not any kind of medical health expert, it seems fairly clear and well documented that cannabis use can have negative impacts on youth and their developing brains. At a time when mental health in our youth is such a concern and I believe a growing problem, it would be irresponsible to place a cannabis retailer in such a location prone to youth traffic and gathering. Sadly, I've witnessed myself the negative impacts of cannabis with some of my school friends in the past and the toll it took on their mental health. I appreciate there are age restrictions on the purchase of cannabis through licensed retailers but I think you can also appreciate the simple presence of the retailer and the unfortunate fact that some people will simply purchase for minors or other methods of our youth getting access to cannabis is problematic.

Aside from the likely negative impacts on the mental health of our youth, another reason I feel this proposed location at Dollarton Plaza does not make sense is the limited area it serves. It's my understanding that the District wants to have limited licensed cannabis retailers, which of course makes sense. Given that, I would think that a more central location in one of the areas designated by the District for focused future growth would be better suited, and also serve a greater section of the Districts adult population. The Dollarton Plaza is an area of limited future growth, not designated as any type of hub, and is almost at "the end of the road" which means it would likely only serve the immediate surrounding community which includes 3 elementary schools and a high school. Certainly, there are more suitable locations in areas slated for future development and growth such as Maplewood or the area near Seylynn/Mountain Hwy.

Given the inevitable negative impacts on the health of our youth with the proposed location and the fact that there are more suitable areas in the district that are more central and designated for future development and growth I feel it would be irresponsible of council to vote in favour of this proposed location at Dollarton Plaza.
I sincerely hope you take my concerned comments into consideration on this matter.

Darin Calderwood
N. Vancouver BC
Hello my name is Danielle Renaud, I reside at North Vancouver. I often shop at Dollarton shopping centre as I also do work at the BCL Dollarton store. I am writing to give my support for Muse Cannabis opening a future store at 385 North Dollarton Highway. I would appreciate to see a legal shop being opened, they have it very well planned out to be quite concealed and set away from the public eye. I can only imagine that this community will prosper from this addition.
Thanks, Danielle
Thank you for the opportunity to provide a written submission on the proposed cannabis retail store at 385 North Dollarton Highway.

My husband and I live at [redacted]. We are District taxpayers and have owned our home in the Dollarton community for over 20 years.

The question Council is being tasked with answering is one of location.

It is not a question of the pros/cons of cannabis, it is not one of comparing the use of alcohol vs. cannabis, it is not one of comparing the relative risk to youth in consuming cannabis vs. vaping, and it is not one of debating the legality of cannabis. It is solely one of location. Is it the right decision to have a cannabis retail store in a small strip mall within a residential area, close to an elementary school and a high school?

We believe this is not the right location.

When this was a Starbucks, it was a community gathering place. A place to bring your children after a soccer game for hot chocolate, a spot to drop into after a walk through Cates Park for a latte, or a place to meet friends before or after a paddle in the Cove for a coffee. There is no reason to assume, that as a Cannabis Retail outlet, that this will not be a gathering spot. But instead of bringing families together, there will be a group smoking weed on the patio or in a parking lot where people pop in to pick up a few groceries, a pizza, or some flowers. Imagine waiting for a bus (that only runs once every 30 or 60 minutes), and being over-whelmed by second-hand smoke.

To compare a government-owned liquor store to a privately owned cannabis store is an inappropriate comparison. Alcohol cannot be consumed in a public place, unopened bottles of alcohol do not have a lingering odour, and it is pretty tough to conceal a case of beer from young, eager-to-experiment youth. With the legalization now of edibles, the idea of locating this so close to two schools is quite frankly, terrifying.

We are deeply troubled at the prospect of a cannabis retail store in our residential area. Surely there are countless more appropriate venues where this retail outlet could be located.

Thank you for reflecting on our opinion and concerns.
Dear Municipal Clerk,

I oppose the location of a cannabis store at Dollarton for the following reasons:

1) There is an elementary school behind Dollarton Shopping Centre & children frequent the shopping centre after school. I think it is inappropriate for children to be exposed to cannabis.

2) There is also a high school that is nearby. Again, I think it is inappropriate for children to be exposed to cannabis.

3) The houses that surround the shopping centre are single family dwelling homes. Having a cannabis store in a family neighbourhood is not an appropriate location.

Thank you for your consideration.

Yours truly,

Margaret "Maggie" Young

North Vancouver
From: Mike McKee <mike.mckee@musecannabis.ca>
Sent: March 01, 2020 6:38 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Another great weekend!

Mayor & Council

We had another great weekend in Deep Cove at Dollarton and even took in a concert at the Park Sound Studio.

Attached are letters of support.

We look forward to seeing everyone on Tuesday evening.

All the best,

Mike McKee
Director of Real Estate

T (778) 881-1524
E Mike.McKee@musecannabis.ca
Re: Application for non-medical cannabis retail at 385 N Dollarton Highway, North Vancouver
Application Number: PLN2019-00051

Please accept this letter as my written support for the above-noted project. It is my understanding the applicant is seeking to permit a non-medical cannabis retail store at 385 N Dollarton Highway, North Vancouver.

I believe the proposed site is a good location for a retail store and will benefit the community. Additionally, the operator has an extensive understanding of regulations and requirements including protecting public safety initiatives, which is important to me as a consumer.

They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

[Signature]

Printed Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email
Re: Application for non-medical cannabis retail at 385 N Dollarton Highway, North Vancouver
Application Number: PLN2019-00051

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Kind regards,

[Signature]
...

Printed Name
...

Address
...

Phone
...

Email
...

Date (mm/dd/yy)

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

Attn: Emel Nordin, Development Planner
Re: Application for non-medical cannabis retail at 385 N Dollarton Highway, North Vancouver
Application Number: PLN2019-00051

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Kind regards,

[Printed Name]

[Address]

[Phone]

[Email]
Date (mm/dd/yy)

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

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Kind regards,

[Signature]

Printed Name

[Redacted Address]

[Redacted Phone]

[Redacted Email]
Date (mm/dd/yy)

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

Attn: Emel Nordin, Development Planner

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Kind regards,

[Signature]

Printed Name

Address

Phone

Email
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Kind regards,

Printed Name

Address

Phone

Email
Date (mm/dd/yy)

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

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Application Number: PLN2019-00051

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They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

[Signature]

Printed Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email
Date (mm/dd/yy)

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

Attn: Emel Nordin, Development Planner

Re: Application for non-medical cannabis retail at 385 N Dollarton Highway, North Vancouver
Application Number: PLN2019-00051

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They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at this site.

Kind regards,

[Signature]

Printed Name

[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email
Date (mm/dd/yy)

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

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Kind regards,

Gwen Slavkovic
Printed Name

[Redacted Address]

[Redacted Phone]

[Redacted Email]
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Kind regards,

[Signature]

Printed Name

[Signature]

Address

[Redacted]

Phone

Email
Date: 02/28/20

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

Attn: Emel Nordin, Development Planner

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Kind regards,

[Tara Channey]
Printed Name

[Blinded Address]

[Blinded Phone]

[Blinded Email]
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Kind regards,

Andrew Matthews
Printed Name

Address

Phone

Email
Date (mm/dd/yy)

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

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[Signature]

Printed Name

[Redacted]

Address

[Redacted]

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[Redacted]

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

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[Redacted]

Address

[Redacted]

Phone

[Redacted]

Email
Date (mm/dd/yy)

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355 West Queens Road,
North Vancouver BC V7N 4N5

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Printed Name

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Phone

Email
Date (mm/dd/yy)

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

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Kind regards,

Shelley Hrditschka

Printed Name
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[Signature]

[Printed Name]

[Address]

[Phone]

[Email]
Date (mm/dd/yy)

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

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Date (mm/dd/yy)

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355 West Queens Road,
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Kind regards,

Alison McMahon

Printed Name

[Blacked out]

Address

[Blacked out]

Phone

[Blacked out]

Email
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Lisa Schueller

Printed Name
Date (mm/dd/yy)

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

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Kind regards,

C.~

Printed Name

Address

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Email
Date (mm/dd/yy)

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North Vancouver BC V7N 4N5

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[Signature]

Printed Name

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Address

[Redacted]

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[Redacted]

Email
Date (mm/dd/yy)

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Kind regards,

[Signature]
Printed Name

Address

Phone

Email
From: Louise Simkin  
To: DNV Input; Emel Nordin  
Subject: FW: Proposed Non-Medicinal Cannabis Shop - Dollarton Plaza  
Date: March 02, 2020 8:49:20 AM

From: Gillespie, Stephanie [mailto:Gillespie, Stephanie]  
Sent: March 01, 2020 9:11 PM  
To: Mayor and Council - DNV <Council@dnv.org>  
Subject: [SUSPECTED SPAM] Proposed Non-Medicinal Cannabis Shop - Dollarton Plaza

Dear Council,

It has come to my attention that the proposal to open a Cannabis shop will be brought to council on March 3. I write to you as a concerned mother of two children, currently attending [REDACTED] School, as well as from the perspective of a Registered Nurse.

There have been numerous scientific studies outlining the negative impacts of cannabinoids on the growing adolescent brain. In addition, early and/or frequent use of marijuana has been linked with subsequent use of harder drugs (fentanyl, heroin, etc). Currently, BC is experiencing an opioid crisis, our medical system is overwhelmed trying to respond to this crisis and no long-term solutions are in sight. As the generation going before the children today, we have a duty to protect our children during their most vulnerable developmental years. This article sums up some of the statistics: [https://www.drugfreekidscanada.org](https://www.drugfreekidscanada.org/). In addition, the Canadian Pediatric Society makes it clear that there are inherent risks to youth using marijuana (see below article).

More articles:

The proposed location of this non-medicinal shop is one that greatly increases the risk to our youth as it is only 240 metres away from Sherwood Park, and also in close proximity to Seycove Secondary School. This is very concerning. When our children and youth see people regularly accessing marijuana, it all contributes to "normalizing" use of this drug. Already, too many youth believe cannabis is safe as it's a "natural product," "healthy" and "organic" - all trendy buzzwords in 2020. With the rise in youth anxiety, depression and suicide rates, we need to support our children and youth to build their own self-esteem, confidence, and sense of belonging in our community. We need to advocate to access for school supports, family supports/counselling and therapy to help teens that struggle. I urge you, for the health of our children, youth, and future generation, please do not allow a
marijuana shop to go into this location.

Sincerely,
Stephanie Gillespie
-----Original Message-----
From: Lise Walsh
Sent: March 01, 2020 9:40 PM
To: Mayor and Council - DNV <Council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: 385 Dollarton (Muse Cannabis Shop)

Hello there:

Just emailing to share our support for the cannabis store proposed for Dollarton Plaza. We are residents of this
neighbourhood [REDACTED] and have young children who attend [REDACTED]. We received an email
from the [REDACTED] PAC and it actually prompted us to email to show our support for this proposal.

As a family with young kids, we have no objections or concerns about this proposed store. Cannabis is now a legal
product and there is nothing that we can see that should prevent a responsible retailer from selling this product in our
neighbourhood.

In fact, what we worry about is the ‘ghettoization’ of pot retailers. By putting all of the pot retailers away from real
communities, we further stigmatize drug use and this, in our view, is much more dangerous as it prevents the
communication and openness which benefits our kids and community and helps prevent potential problems.

Cannabis is legal. It is highly regulated. Our kids will never know any different. We need to get with the times, stop
demonizing the industry and fear mongering and instead we should support responsible business owners in our
communities.

What’s next? A pool hall?

Sincerely,
Lise Walsh

---

From: Louise Simkin
To: DNV Input; Emel Nordin
Subject: FW: 385 Dollarton (Muse Cannabis Shop)
Date: March 02, 2020 8:49:45 AM
Dear Mayor and Council,

I'm emailing you to express my support for Muse Cannabis in Dollarton Village. I live in Dollarton Village with my wife and young son and we spend a lot of time in Deep Cove and Dollarton Village. While I'm not a regular cannabis user, I do support the legal recreational use of it and believe giving people a safe and accountable place to purchase it will help to diminish the local black market. I've visited Muse's South Granville location and feel that they would be a great fit in our community. I appreciate the brand and the fact they're a family-run business. Personally I can't think of a better legal cannabis retailer for Deep Cove. If there's going to be a cannabis store here, it should be Muse.

Thank you,

Kelly Gares
District of North Vancouver
From: Shadan Yazdani
Sent: March 02, 2020 12:37 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Cannabis retail in Dollarton village

To whom it may concern,
Hi, I am parent of one of the students in [REDACTED] school and would like to express my opposition to Muse cannabis retail opening in Dollarton village.

Thanks for your consideration in advance

Best Regards,
Shadan Yazdani
Municipal clerk, please be advised that my husband and I are opposed to the application for the Cannabis retail store at 385 Dollarton Hwy.
This is a residential area, nearby schools and very hidden section of the shopping plaza...
Thank you...
Victoria MacMillan
From: Lawrence McCandless
Sent: March 02, 2020 9:22 AM
To: Mayor and Council - DNV <Council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: Proposed Non Medicinal Cannabis Retailer - Dollarton Village

Dear DNV council,

We write this letter to strenuously object to the proposed cannabis retailer in Dollarton Village. My wife and I have lived in the neighbourhood for more than 10 years and have two children in [redacted] school.

The proposed location is on direct walking routes for children walking to Sherwood Park Elementary. Many students that live below (East) of Dollarton Highway walk up and down the parking lot behind Nektar's Pizza/Starbucks because the parking lot connects trails from Golf Dr to Rosylyn Blvd.

Moreover, the parking lot is the main walking route that connects Little Cates park with the Dollarton neighbourhood streets Loach Pl, Golf Dr, Fairway Dr, Fairway Pl, Felton Dr and Cumming Place. It is frequently travelled by children, youth and families.

Although non-medicinal cannabis use is legal in Canada, many Canadian adults choose not to use cannabis. The propose Cannabis retailer may normalize non-medicinal cannabis use, and it may increase access to youth. Moreover, there is already another tobacco shop Express News and Smokes at 461 Dollarton Hwy N.

We strenuously object to the proposed non-medicinal cannabis retailer in the Dollarton Village.

Yours sincerely,

Lawrence McCandless & Megan Brady
(former address: [redacted], N Vancouver BC [redacted])
From: Corby Coffin
Sent: March 02, 2020 9:49 AM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Cannabis location Dollarton Shopping Centre

My wife and I are strongly opposed to the proposed location of a cannabis store at the Dollarton Shopping Centre.

Thank you.
Corby and Jeanette Coffin
We would like to add our voice to those in favour of the Muse application for rezoning at the Dollarton Mall. As Cannabis has been legalized, it seems logical that access to it is made available for those that are interested. Until such time that we are able to provide easy and affordable access to these now legitimized products, we will only be continuing to support the illegal and uncontrolled sources that have prevailed for decades.

As a retired couple, we are not interested in searching for a high, but do have some interest in the possible benefits of the product relating to potential health benefits or treatments for aches and pains that often come with aging. We would appreciate the opportunity for a local source of supply. We do not see this as furthering opportunities for young people to partake, as they already have their illicit sources more readily available.

Please add our names to those in favour of the Muse application.

Sincerely,

William & Brenda Rysiew
I would just like to take a moment to support Muse in Dollarton Village. I have no association with Muse or its owners nor do I frequently consume cannabis. My opinion is that retail locations where consumers purchase alcohol, cannabis, or tobacco products is irrelevant. However, where they consume alcohol, cannabis, or tobacco is, and there are specific laws that govern consumption. Do I feel that those laws need to be enforced in the parks & beaches around Deep Cove, absolutely. Yet somewhere in the debate the assumption has been made that those are one and the same. Thanks for your time

Rod

Rod McLean
North Vancouver, BC
I’m opposed to the cannabis store proposed on Dollarton due to its proximity to a school.

Karen Bond
Mayor and Council,

Please see the attached letter as it relates to the Public Hearing for the Cannabis Retail Store at 385 North Dollarton Hwy.

Regards,

Cindy MacMillan
Director, Asset Management

Direct 604 488 3634
Mobile 604 505 7023

Anthem Properties Group Ltd.
Suite 1100 Bentall IV Box 49200
1055 Dunsmuir Street
Vancouver BC Canada V7X 1K8

cmacmillan@anthemproperties.com
anthemproperties.com
March 2, 2020

VIA EMAIL

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

Dear Mayor and Council,

RE: Zoning Bylaw Amendment for Cannabis Retail Store at 385 North Dollarton Hwy

It has been brought to our attention that residents and community groups are concerned about people potentially smoking cannabis at the Dollarton Village Shopping Centre. Anthem has a standard 'No Smoking' rule included in its standard lease document that outlines our policy on this matter.

We appreciate the community's concerns and are prepared to further amend our standard rule to include the restriction of cannabis on the whole shopping centre. The clause is outlined as follows and will be included in all leases at Dollarton Village. As our lease also includes a provision for the landlord to make changes to its rules and regulations this will apply to all existing leases as well.

Excerpt from Rules and Regulations section of standard lease, with amendment to restrict cannabis on the whole property at Dollarton:

**NO SMOKING IN OR NEAR CERTAIN PLACES (BC ONLY)**
Subject to the applicable tobacco legislation under the Tobacco Control Act (British Columbia), no smoking or holding lighted tobacco, e-cigarettes, vapes or cannabis in any building, structure, vehicle or any other place that (a) is fully or substantially enclosed and is a place to which the public is ordinarily invited or permitted access, either expressly or by implication, whether or not a fee is charged for entry, or (b) is a workplace, or is otherwise a restricted place pursuant to the tobacco legislature, or (c) within a prescribed distance (3 metres) from a doorway, window or air intake of a place described in (a), or (d) is on the Shopping Centre except that the Landlord may designate an area for employee smoking of tobacco, e-cigarettes and vapes only, but restricting cannabis.

Please note the “Shopping Centre” is defined in our lease document as the land and buildings on the property, which encompasses the property in its entirety.

If you have any questions or concerns on the above matter, please do not hesitate to contact the undersigned at (604) 488-3634.

(cont’d)
Sincerely,
Anthem Properties on behalf of
Dollarton Shopping Centre Ltd.

Cindy MacMillan
Director, Asset Management
Municipal Clerk,

As a tax payer, I'm very disappointed to have to voice my distain for such a hideous store to try and invade our quiet residential community.

I plead with you to really try and understand the majority of us in this small community of hard working individuals and make the right decision to NOT approve this proposed amendment to the District’s Zoning Bylaw.

We all know that opposing this request will be in the best interest of our community and the businesses currently located at Dollarton Village.

Please be unique and not let money be a deciding factor; do the right thing!

Appreciate your time and consideration.

See you tomorrow evening!

Sincerely,

Current loyal customer and neighbour of Dollarton Village:)
Dear Mayor & Council,

My name is Robin Killeen and I live in North Vancouver. I'm emailing you to share my support for Muse Cannabis in Dollarton Village because I believe it's a perfect fit for Deep Cove. As a family run business, Muse will serve our community well and will give people access to legal cannabis along with a positive shopping experience.

As a legal retailer, Muse is accountable to the Province, the District, and the community; we know people use cannabis in Deep Cove just as people enjoy craft beer and wine, so let's provide a safe and accountable place to purchase cannabis close to home.

Kind Regards,
Robin Killeen

---

Robin Killeen * [Redacted]
Hello,

Regarding the application to open a Cannabis Store in Dollarton Plaza at 385 North Dollarton Highway.

We do not support this in any way and vote firmly against it.

Sincerely,

Mandy & Dan O'Brien
North Vancouver, BC
Just a quick note in opposition to the proposed bylaw change regarding a cannabis retail store at 385 North Dollarton Hwy. My family and I strongly wish to raise our concerns and ask this bylaw not be changed. The cannabis store which was operating directly below “In The Raw - Pet Foods” in Lower Lonsdale area was an absolute disaster for the other tenants and neighbours. Huge increase in litter, public intoxication, vandalism, parking issues and a general influx of negative individuals and interactions.

With the extremely close proximity to both Elementary and Secondary schools and the very real damage cannabis does at a genetic and cognitive level to adolescents then any changes making easier to provide in the community are a net negative, regardless of the legality.

A very strong no from us.

Brian Erb
Dear Mayor and Council;

I'd like to express my concern with a cannabis retailer opening in Dollarton Plaza. I'm a teacher at Sherwood Park; I absolutely love the community that I work in, primarily because I think our beautiful community helps bring out the best in children. While I'm not opposed to legalization of cannabis, I feel cannabis retail stores should be kept far away from elementary school students for obvious reasons. I go on a community walk every year with my kindergarten class and we visit Dollarton Plaza and while I do recognize that there is a liquor store, I think having a cannabis retailer will open a whole new host of questions and challenges that can potentially be harmful for children. Until the public consumption of marijuana is properly regulated, a cannabis retailer has no place opening 240 meters from an elementary school attended by over 400 students.

I appreciate your consideration.

Thanks,
Darlene Sulis

Darlene Sulis
FI Kindergarten
École Sherwood Park
Hi there,

My name is Andy Schichter, and co-owner of Park Sound Studio... a recording studio located in the District of North Vancouver.

I am expressing my support for Muse Cannabis opening a retail location at 385 North Dollarton Highway. I met Muse's ownership this past weekend at our studio. We hosted a concert on Saturday night, and both Geoff and Mike attended and were lovely and professional with all of our guests.

There is no doubt in my mind that they will make for responsible and respectful members of our North Shore community. Muse has decades of experience working within the controlled substance, hospitality industry and promote safe and responsible use of of cannabis products. They are exactly the type of company we should be encouraging to succeed.

Sincerely,
Andy Schichter

Park Sound Studio
201-1468 Columbia Street
North Vancouver, BC
V7J 1A2
Canada

--
Andy Schichter
778-322-5222
parksoundstudio.com
Dear Mayor & Council,

My name is Suzanne Dowdeswell and I live in [redacted] in the District of North Vancouver. I'm emailing you to share my support for Muse Cannabis in Dollarton Village because I believe it's a good fit for Deep Cove. As a family run business, Muse will serve our community well and will give people access to legal cannabis along with a positive shopping experience.

As a legal retailer, Muse is accountable to the Province, the District, and the community; we know people use cannabis in Deep Cove just as people enjoy craft beer and wine, so let's provide a safe and accountable place to purchase cannabis close to home.

Kind Regards,

Suzanne Dowdeswell
-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver via District of North Vancouver
Sent: March 02, 2020 11:49 AM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Monday, March 2, 2020 - 11:48 Submitted by user: Anonymous Submitted values are:

Your name: Nan Watson
Your email address: [Redacted]
Your phone number: [Redacted]

What would you like to tell Mayor and Council? This note is intended to convey my strong OPPOSITION to a Cannabis retail store store at the Dollar Shopping centre. While I can understand the need for these stores I believe they belong in a commercial area not in a family oriented neighbourhood with an elementary school close by. Thank you all, Nan
Good afternoon,

Initially I had mixed feelings about this, but upon reflection I support this bylaw zoning amendment.

We have a liquor store in the same shopping Center and I can’t see how this could be at all worse in terms of attracting crime than the liquor store. We have never had an issue with the liquor store that I am aware of. Both are legal substances. We have very little services out this way and a good tenant that keeps the shops viable is a good thing for the community. With any luck it will put some illegal dealers out of business and push some existing crime out of the community.

Heather Everson
Owner
Municipal Clerk

I am in support of the proposed cannabis store to be located at the Dollarton Mall. I do not smoke cannabis however I do not begrudge others who do. Cannabis is less noxious than alcohol and yet, although both are legal, there is no opposition to having BC Liquor stores or beer and wine stores in our area.

Further, cannabis has not been shown to cause as much social harm as alcohol. Hopefully we have gone past the years where thinking about cannabis raised the spectre of crazed drug addicts. Hopefully we have matured as a society as witnessed by the legalization of marijuana. Hopefully council will look at this application favourably.

I believe that the owners of the cannabis store will be a responsible members of our business community. As well, we should be encouraging small business owners and the entrepreneurial spirit.

Again, I support this enterprise and look forward to the new business east of Seymour.

Arlene Jackson
North Vancouver, BC
From: elan Bailey
Sent: March 02, 2020 2:35 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Support for Muse Cannabis - 385 Dollarton Hwy

Dear Mayor & Council,

My name is elan Bailey and I live on [redacted] in the District of North Vancouver. I’m emailing you to share my support for Muse Cannabis in Dollarton Village because I believe it’s a perfect fit for Deep Cove. As a family run business, Muse will serve our community well and will give people access to legal cannabis along with a positive shopping experience.

As a legal retailer, Muse is accountable to the Province, the District, and the community; we know people use cannabis in Deep Cove just as people enjoy craft beer and wine, so let’s provide a safe and accountable place to purchase cannabis close to home.

Kind Regards,

elan Bailey
Hi I have been asked to send an email in support of Muse. I recently signed their petition without giving it my proper attention. I no longer support the opening of Muse. I am against any store that sells vaping products. I believe that much more research has to be done before making these potentially harmful products more available.

Thank you,

Christine Bjornson
To the Municipal Clerk,

- **Re: proposed cannabis store at Dollarton Village Shopping Centre**

- As a home owner on [redacted] (and parent of school aged children), I’m not in favor of this proposal so close to a large residential area and two nearby schools.

Regards,
Kerry Strongman
Hi. I’d just like to give my two cents on the cannabis store being proposed at Dollarton. I strongly disagree with it being placed in our small community. Perhaps lower Lonsdale or along Main Street but a small village like community is not the place. Sherwood park is less than 2 minutes away. Seycove 10 minutes of your a fast walker or on a bike. Cates park where kids play 2 minutes. There is no way that having a cannabis store so close to these locations isn’t going to stink up all these areas and bring the drug close to the kids. It’s ridiculous to even consider it.

Thanks
Catriona Scheffer.
Deep cove resident since 1975.
From: Lacey O'Neill
Sent: March 02, 2020 3:06 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 385 North Dollarton Highway (Muse Cannabis)

Hello!

I will not be able to attend the council meeting this coming Tuesday but I support the Muse Cannabis shop and want to voice my opinion.

I live at [redacted], very close to the proposed pot shop. I am university age and I am a light recreational user of cannabis.

I am fully aware of the controversy on the topic. I am also very educated on the topic, I have research and growing experience under my belt. I also am very intimate with the medicinal properties of cannabis as I watched my mum go through the full range of treatments for breast cancer and the improvement to her quality of life that weed made when she started using it halfway through her treatment process.

I am also very familiar to this situation as my hometown of Bowen Island just went through something very similar last year.

On Bowen, the pot shop faced a lot of backlash but now has been in business for about 8 months. It has caused no trouble whatso ever and is one of the nicest dispensaries that I have been to. The people that were against the shop have forgotten everything about it and the people that needed it are greatly benefited.

I believe this will be a very similar situation. There are definitely people against it, which I understand due to the amount of stigma and misinformation that has been going around for decades. That being said the people in opposition don't truly understand what they are against... Shops like Muse and the Happy Isle Cannabis Shop on Bowen are not like the dispensaries you see in South Van. These shops are glitzy, clean, and overpriced. The crowd that people are afraid of are not about to hop onto the 211 to pay $15+ for a gram in a beautiful industrial chic Cannabiserie.

That being said, the deep cove area (just like Bowen) and specifically the 385 spot is a perfect place for a friendly neighbourhood pot shop. The demographic of the surrounding area is that of a wide range of very ordinary people, all of which would probably frequent the shop only occasionally making it the perfect place to support the entire chunk of North Van that it would be supporting. The demand is just enough that the shop I'm sure would do perfectly well but there wouldn't be the increased foot
traffic that I'm sure people are concerned about.

I also want to note that within 2km of the proposed pot shop there are 3 liquor stores. What difference would a pot shop really make?

I'm all for it.

Thanks for the time,

Lacey O'Neill
From: Jeanette Schisler
Sent: March 02, 2020 3:46 PM
To: cathy@covehealth.ca; Mayor's Office DNV <mayor@dnv.org>; Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>; Lisa Muri <MuriL@dnv.org>; Mayor and Council - DNV <Council@dnv.org>; Emel Nordin <NordinE@dnv.org>

Subject: Fwd:

Hello Mayor and Councillors,

Attached is a petition that includes 95 signatures opposing the non-medical cannabis retailer at Dollarton Village. These signatures were collected throughout the Dollarton Community, primarily on a door to door basis.

If the hard copy is required could someone kindly let me know as I have it.

Thank you,
Jeanette Schisler
Attention Emel Nordan, District of North Vancouver nordine@dnv.org 604-990-2347

Petition to Oppose the Application by Rebecca Hardin to Amend the Zoning Bylaw to allow for a non-medical retail cannabis store to operate 7 days a week 9am-9pm at 385 N Dollarton Highway, North Vancouver, Dollarton Village.

Signatures to Oppose this Application as Follows:

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Attention Emel Nordin, District of North Vancouver nordine@dnv.org 604-990-2347

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Dear Sir/Madam

I am writing regarding the rezoning application to add a Cannabis retail store at Dollarton Village Shopping Centre.

I am writing in support of the application, for a number of reasons:

1 – Marijuana is now legal in Canada, this new reality has not been accepted by a bunch of NIMBYs in the local area. It is as legal as Alcohol and Tobacco with a well regulated system for distribution – the proposed store will not sell to minors, will be discreet and provide a safe access to adults that wish to use marijuana.

2 – If a legal, regulated network of retail outlets is not established for marijuana, it will embolden and strengthen the black market – instead of a system of well regulated stores that sell high quality product to adults, illegal drug dealers will be able to sell their product, without any of the checks, standards and regulations that a legal store will have. This will increase the likelihood of a drug dealer pushing marijuana and other drugs on teenagers.

3 – In the Dollarton Village Shopping Centre there is a liquor store and tobacco stores – both of these drugs are significantly more harmful both to individuals and society – if we are not going to allow marijuana stores, are we also going to stop liquor and tobacco stores? Numerous studies have identified alcohol as being the most damaging drug to societies, yet nobody is advocating not having a liquor store.

4 – The fact that the proposed store is OVER 200 metres away from the school means that it is OUTSIDE of the zone - it doesn’t matter if it is 1 metre, 40 metres, or 400 metres from a school – it is OUTSIDE of the zone.

5 – In an era of struggling retail, the shopping centre already has vacant units, we should be encouraging entrepreneurial local business to establish themselves and provide employment and services to the local economy.

6 – the fact this is a “residential zone” should not impact this decision – any retail mall not in a “residential zone” would not be a good retail mall....

I know that there has been an orchestrated campaign by certain individuals to whip up hysteria about this store, but I feel the council should not give these voices too much weight, there are a greater number of people that are silent on this issue in the area and would be supportive of this store.
-----Original Message-----
From: Sally Smith
Sent: March 02, 2020 6:12 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Muse Cannabis Public Hearing

I support rezoning of 385 North Dollarton Highway.  I use CBD and would appreciate a local source.
Sally Smith

North Vancouver, B.C
Some people oppose sale of marijuana in legal, regulated retail operations. Seems they believe it should continue to be sold on the streets or school grounds.

Why the resistance, when the Deep Cove location is already a site for liquor sales. Some would argue that marijuana is a less damaging substance.

Experiment in prohibition always fail. Denying this retail location will simply force residents to go elsewhere, legal or illegal.
From: John Castelein
Sent: March 02, 2020 4:35 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Muse Dispensary

My name is John Castelein, North Vancouver. I would like to say I’m in total support for the rezoning at 385 Dollarton for the Muse dispensary. This has taken way too long considering it’s legal now. We had lots of responsible dispensary’s operating in North Van before legalizing & now that it’s legal we have none & for that I say shame on the District of North Van for handling it all so poorly up to this point. So get with it.
From: Donald Bryant
Sent: March 02, 2020 5:47 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Rezoning Application, Muse Cannabis 385 North Dollarton Highway

Dear DNV Council,

I am writing to support this application. I am not a cannabis user, but the product is legal now here in Canada, and in much of the US, and that issue has already been decided. A great deal of effort has already gone into the determining the process and protocol of legal production and sale, at all levels of government, and most of that has also been decided and acted upon. Rules are in place, as for other regulated sales.

The only relevant issue is whether this shopping centre is a reasonable place for a store selling a regulated product.
In essence, this question has already been decided, well in the past, as well. This shopping center includes a diverse offering of banking, upscale food, restaurants, health supplements, insurance, cosmetic and professional health services, AND two locations for sales of regulated substances, including tobacco and alcohol.

Whereas cannabis may offer some health benefits, especially with CBD for our growing seniors population, tobacco and alcohol are two substances that do not offer any health benefits that I am aware of, other than perhaps some substances co-occurring in red wine. Yet, these outlets do now operate in this same shopping centre, and operate within rules which appear to me to be effective, well observed and enforced by the operators and proprietors, with no direct ill community effects or any other hysterical claims or issues.

Included in our support for this application is that we expect and demand that the applicable rules be followed and enforced in those existing regulated outlets as well as for any new regulated retail outlet. We also point out and expect that it is the job of parents, neighbours and teachers to educate and control minors in respect of regulated substances. The home is the easiest source of contraband for minors.

In my view, organized crime has had too many decades for selling this product, to anyone, and in any of its unregulated and shadowy locations.
Those scoundrels have taken the profits to benefit themselves and support other crime without any societal or tax benefit to us the taxpayers. People who want cannabis can and will get it, legally or illegally. Times have changed - open, regulated, taxed and legal sales is a far better prospect.

In my discussions with the proponents, they have behaved in a businesslike manner, are well spoken, and have answered my concerns to my satisfaction. Whether or not I ever become a customer should be MY choice, as it should be for all other Canadians. If they fail or break the rules, they will be gone.

We have presented the facts of why this shopping centre is, and has been for decades, an acceptable location for regulated sales, and it is only consistent that it should continue to be the case.

Thank you for your attention to our comments.

Sincerely,

Donald Bryant
North Vancouver, BC CDNV
In regards to the upcoming possibility of a legal cannabis store opening in Dollarton Plaza.

Let's vote for this. How ridiculous the fears that some people seem to have. Nothing will change in the neighbourhood if we allow this store to move in!

The neighbourhood didn't decline with the liquor store in the plaza, the off sales at Parkgate or the off sales or bar at the Raven being around the corner from the high school.

Let's all be mature and act like adults and allow for this store which the federal government is behind!

Would you rather it's bought illegally?

A concerned citizen who's lived in the Cove for thirty years!

Mike Paul
From: Jack Cehak
Sent: March 02, 2020 6:17 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Muse Cannabis: 385 North Dollarton Highway

Dear Members of the Council:
I would like to support the application for Muse Cannabis at 385 North Dollaron Highway. The location is convenient for my wife who finds benefit from certain cannabis produced for her arthritis. Thank you for your consideration.
Sincerely,
Jack Cehak
North Vancouver, BC
I am writing in support for the Cannabis Store proposed to be located at 385 N Dollarton Hwy.

I am 64 years old and while I do not use products containing THC I do use CBD oil. Now that cannabis has been legalized it is important that these products be available to the public.

Sincerely,

Rhonda Cates
North Vancouver
From: Robin Russell
Sent: March 02, 2020 6:41 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Muse Canabis at Dollarton Plaza

I support the installation of a controlled Canabis store at the Dollarton Plaza.

Robin Russell
To: Mayor and Council - DNV <Council@dnv.org>

Subject: Support of Muse Cannabis store

To the council of DNV

This letter is in support of Muse Cannabis store at 385 North Dollarton Highway.

Though I myself am not a cannabis user, I support their application for rezoning 385 North Dollarton Highway. It is no different to a liquor store or the vaping store. I like their brand and feel I would prefer to be sold from an institution like this.

Thanks

Claire Hochfeld
resident
I suffer from social anxiety so I use CBD gummies or CBD oil before I go out to a gathering. It doesn’t make me high, rather it just gives me peace. I’m able to tolerate (not necessarily enjoy) the crowd of people. Also our dog has always been anxious and we recently started giving him a dose of CBD twice a day. It works wonders.

I would benefit from having a cannabis store close by.
To whom it may concern,

As a resident, taxpayer and a frequent patron of the Dollarton Village I do not support the proposal of bylaw changes to allow a Cannabis store at Dollarton Village.

This location is not suitable for a store of this nature. In my opinion these stores do not belong in areas that are primarily residential single family dwelling, near schools and parks. I encourage you to protect the family based community environment that has long been enjoyed by the Dollarton, Deep Cove and Indian River areas.

If the store is approved I will no longer support the retailers in this mall. I have been a client of Fruition Day Spa for over a decade, I frequent Scratch Kitchen, as well as Nesters Market.

Thank you for the opportunity to voice my opinion and for your consideration.

Arlaine Mozell
Council:
We strongly support the application for the amendment to the bylaw allowing the addition of Cannabis Retail Store as a permitted use at 385 North Dollarton Highway.

Greg and Maureen Gardner

North Vancouver, BC
From: Louise Simkin
To: DNV Input; Emel Nordin
Subject: FW: 385 North Dollarton Highway (Muse Cannabis)
Date: March 03, 2020 8:20:52 AM

From: Mayor and Council - DNV <Council@dnv.org>
Sent: March 02, 2020 8:47 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: 385 North Dollarton Highway (Muse Cannabis)

To Mayor and Council

I am writing to you with respect to the above application regarding the proposed cannabis store to be established at Dollarton Village.

I have signed the petition for the proposed cannabis retail outlet at Dollarton Village. However, I feel that more context is necessary. To be clear, I have a child that attends the school that is very near the proposed location.

First and primary, the District of North Vancouver has limited and minimal businesses operating within the District. I believe, as a home owner, that encouraging businesses to operate within this end of District is within the community’s best interest to increase the tax revenues that could ultimately benefit the community in the manner of reduced property taxes and/or improved services to our community.

Secondly, by appearances, this business is operating within federal, provincial and municipal laws. As long as this continues to be the case, I have no concerns. Coincidentally, I worked in an office within steps of Muse’s Vancouver location. Having walked past their store front 2 to 4 times a day, I have not personally witnessed any smoking of cannabis outside of their storefront. I cannot speak to Muse’s policies in this matter, but I would hope for the same experience in this location.

Finally, as a community we elected a Liberal candidate in 2015 with a clear mandate of legalizing marijuana, and the Liberal candidate was re-elected in 2019. The community collectively supported the legalization of marijuana with their votes, until it hit their backyard. I fundamentally believe, we don’t get to have it both ways. I am concerned that the backlash to this proposal is less about having a cannabis store located 240 metres away from a school, than it is about having a cannabis shop located 100 metres away from $5,000,000+ homes.

This is a contentious issue within a very small community. I am reaching out to ensure that this, and any business, gets a fair opportunity to operate legally and ethically within our community. Having said that, where possible, I request that you keep my name out of record, as I fear the backlash from the community. If this is unavoidable, then I would rather you consider my comments than omit my name from record.
Dear DNV Council Members,

My name is Catherine Kellmann and I am writing to you today to voice my concern and strong opposition to the proposed marijuana dispensary at the Dollarton Village mall. I have been an elementary school teacher and long-time resident of the Deep Cove and Dollarton community for over 30 years. My primary concern with the proposed location for this marijuana dispensary is its close proximity to places where school age children are present.

I teach at Sherwood Park Elementary School which is only 450 metres from the Dollarton Village community mall and the location for the proposed marijuana dispensary. Young children and families walk past the mall every day to attend school at Sherwood Park. In addition, the proposed store location is less than 200 metres from the nearby Fairway Park children’s playground (there is a short path from the back of the mall to the playground). There are two bus stops within 50 metres of the proposed store on the adjacent corner to the mall used by school age children every day. Cates Park is directly across the street from the Dollarton Village mall and the playground at Little Cates Park is less than 550 metres from the mall.

In addition to its close proximity to nearby elementary schools and children’s playgrounds, the proposed marijuana dispensary will be located within walking distance of two nearby high schools. It is not uncommon to see young school age children and high school children socializing or stopping in for snacks at the Dollarton Mall after school hours. If approved, children would see, smell and be exposed to the marijuana dispensary and the commercial activity there every day.

The dangers of marijuana use on the brains and development of children are well-documented and I won’t repeat them here. However, I do want to emphasize that every effort needs to be made when finding suitable locations for marijuana dispensaries to minimize any potential risk and needless exposure of school age children to marijuana, its use, promotion and availability.

I encourage you to consider what the ideal location for this type of establishment should be. Surely it is not one that is located close to nearby parks, playgrounds, elementary schools and high schools. Dollarton Village and the surrounding areas of Deep Cove are family oriented residential areas that must be kept safe for our children. A marijuana dispensary does not fit in this community.

I strongly recommend that council reject the proposed Dollarton Village location and all such similar residential communities for this and all other marijuana dispensaries. Council should instead identify safe, centralized, commercial/industrial locations that are properly zoned and accessible only to adults who are purposefully seeking out those venues.

Thank you for your consideration.

Regards, Catherine Kellmann
Dear Council,
I am emailing to show my support for the addition of Muse Cannabis at 385 N Dollarton rd. I am a 32 year old local resident who has grown up and lived in the “Deep Cove” area my entire life. The addition of Muse Cannabis would benefit local residents who rely on CBD products. Medically, as currently there are very very few options for purchasing legal cannabis, especially in this area. My partner and I have just purchased a house that will be a stone throws away from this store. I am NOT whatsoever concerned with people loitering outside, smoking their just purchased product. Cannabis Users do not act like this nor will start to - teenagers are different. If proper regulations are followed Muse Cannabis will only improve this wonderful area of Deep Cove.

Thank you for your time and consideration,

Christy Brain
-----Original Message-----
From: Mark Scanlon <mark.scanlon@northvan.org>
Sent: March 02, 2020 9:27 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Muse Cannabis Public Hearing

I am a resident of Deep Cove and have been for over 30 years. I would be proud that we had the first legal pot shop in the district.

Please approve the proposal from Muse before it goes away.

Submitted from : Mark Scanlon
North Vancouver, BC
Tuesday, March 03, 2020

Re: Rezoning application for Muse Cannabis 385 Dollarton Highway

Dear Sir/Madam,

I am writing to express my unequivocal support for Muse Cannabis’ rezoning application. I am 63 years of age, and have been a long-term member of the Cannabis Club on Commercial Street, in Vancouver. I joined this organization after my rheumatologist, Dr. John Esdaile, wrote me a letter endorsing my membership.

It would be wonderful to have a business, like Muse Cannabis, in the area to provide its products to local people like me, who depend on it for a variety of medical and personal needs.

Given the proliferation of liquor stores in the area, surely a first-class cannabis store of this calibre shouldn’t require an enormous amount of deliberation.

Please endorse Muse Cannabis’ bid.

Sincerely,

Mark Mitchell

North Vancouver, BC
Good Morning DNV Planners,

I am a taxpayer and resident in between the proposed Muse retail location and Sherwood Park School. I would attend tonight's public hearing but will be participating in the 2020 Homeless Count to help research homelessness in our district. I hope that these written comments will be given the same weight as if I were able to attend in person.

While legal, marijuana usage has a profound effect on developing brains.

- I have seen firsthand the effects of marijuana usage in teenagers as my brother-in-law used marijuana as a teenager, developed a form of schizophrenia and then committed suicide.
- The scientific data show that marijuana has a more severe effect on cognitive development than alcohol. (see links below to reputable studies and reporting)
- Brain development continues well past the legal consumption age of 19 to approximately 25.

While just outside the required buffer (200 m) from the Sherwood Park School building, the programs and activities of the school encompass Dollarton Village bringing children within the buffer regularly.

- Children from Sherwood Park School regularly perform music at Dollarton Village shopping centre.
- Children from Sherwood Park School regularly go on walking field trips to Cates and Little Cates Parks as part of their physical and environmental education. The pathways from the school to the parks pass right through the lower west parking lot of Dollarton Village and past the windows of the proposed Muse location.
- Children from the neighbourhood have much independence and regularly run errands or attend appointments (dental, physio, buy milk etc) on their own at Dollarton Village.

Seeing a retail location so close to the school will normalize usage for these children who have not developed the discernment to judge appropriate usage.

- Elementary age children are like sponges and infer much of their knowledge based on observations.
- Observing the Muse retail location in a locale that has been associated as safe place will normalize cannabis purchase and usage for these children.
- This normalization will impair their decision making and lead to higher likelihood of experimenting with cannabis before it is safe for them on a cognitive development basis.
- Early usage will result in higher incidence of negative side effects and increased cost.
socially and on the health system, not to mention damage to children and families. Muse must be denied a permit to operate at Dollarton Village!

Links to studies referenced above:

- Scientific American - Dec 2017 - What Pot Really Does To the Teen Brain [link]
- National Institutes of Health - Jan 2015 - Effects of Cannabis on the Adolescent Brain [link]
- Globe and Mail - June 2017 - Your kid’s brain on pot: The real effects of marijuana on teens [link]
- US Dept of Health & Human Services - 2017 - Risks of Adolescent Marijuana Usage [link]
- Centre for Brain Health - University of Dallas - Feb 2020 - Starting Age of Marijuana Usage May Have Long-Term Effects on Brain Development [link]

Thank you,

Matt Good
From: Louise Simkin on behalf of Infoweb
To: DNV Input; Emel Nordin
Subject: FW: Share your thoughts with Mayor and Council
Date: March 03, 2020 12:00:51 PM

-----Original Message-----
From: infoweb@dnv.org <infoweb@dnv.org> On Behalf Of District of North Vancouver via District of North
Vancouver
Sent: March 03, 2020 10:37 AM
To: Infoweb <infoweb@dnv.org>
Subject: Share your thoughts with Mayor and Council

Submitted on Tuesday, March 3, 2020 - 10:37 Submitted by user: Anonymous Submitted values are:

Your name: Aileen Barnes
Your email address: [REDACTED]
Your phone number: [REDACTED]
What would you like to tell Mayor and Council? I am opposed to a marijuana shop opening at Dollarton Shopping
Plaza where the Starbucks used to be. Its too close to Sherwood Park Elementary and Seycove Secondary Schools.
Dear DNV council members,

I live in the direct vicinity of Dollarton village and am a parent of 2 children at [redacted] school. I am writing this letter in opposition to the proposed cannabis retail location at Dollarton Village. My husband has psoriatic arthritis and regularly uses cannabis products including CBD oil and cream. We choose to order these products and have them delivered directly to our door. We intend to continue receiving these products by this method and would not utilize the retail location proposed at Dollarton Village. There are several reasons that we prefer to order cannabis products online including, discretion, convenience, quality of the product and having direct communication with the company that we order from. I believe that a cannabis retailer in this location would increase cannabis exposure to our youth who frequent this plaza. The tucked away location of the unit may encourage people to use marijuana in the parking lot, possibly leaving the ends on the ground for our children and pets to find. Dollarton Village is located in a residential community, inconvenient to people living outside of the Deep Cove and Dollarton area. I believe that a cannabis retailer would be better suited in a more central, commercial area such as the Dollarton industrial park.

Sincerely,

Robyn Zalev
Dear Council,

I am writing to you today as I cannot be present at the council meeting tonight and I would like to express my opinion on the Cannabis shop proposed for the dollerton plaza: I am against this shop in our community.

I have 4 boys, whom I am educating on this and many other matters; however, I strongly feel they should not be led into temptation by proximity especially while their brains are still developing.

Thank you for taking the time to consider our future,

Nathalie Nebel
From: Dan Milburn <milburnd@dnv.org>
Sent: March 03, 2020 2:33 PM
To: Mayor and Council - DNV <Council@dnv.org>
Cc: Adriana Reiher <reihera@dnv.org>; Casey Peters <PetersC@dnv.org>
Subject: Regulating Cannabis Retail Use and Smoking

Mayor and Council,

A Councillor has asked questions of staff regarding smoking regulations and enforcement. The information below is being provided in response to that inquiry.

Smoking is restricted by the Province’s Cannabis Control and Licencing Act, the Tobacco and Vapour Control Act & Regulations, and the District’s Smoking Regulation Bylaw. Regulations apply to the burning or lighting of tobacco, cannabis, or cannabis by-products by way of vapes, cigars, pipes, hookahs, or any other lighted smoking equipment.

Where can you smoke?
Generally, a person may smoke on a road, boulevard or sidewalk except where prohibited. The following list includes places where smoking or vaping is prohibited:

- in a building or common areas of buildings that are open to the public, or where workers or public are present,
- within 6m of openings into buildings including a doorways, air intake or operable windows,
- a patio, whether partially enclosed or unenclosed, associated with a Business or Premises that includes the service of food or beverages, for consumption on site,
- within 6 m of a District of North Vancouver park, or municipal property used for public recreation or event,
- Lynn Valley Village, Maplewood Farm, Lynn Canyon Ecology Centre, Murdo Frazer Pitch and Putt and Northlands Golf Course,
- on a trail or footpath in a park or within an unopened lane allowance,
- on a beach, playground, tennis courts, skate parks, playing field, picnic area,
- within a transit shelter, within 6m of a transit shelter or transit stop unless no other persons are present,
- in any area which is the subject of a fire ban pronounced by the Fire Chief,
- in a vehicle, when someone under 16 years old is present (Provincial Motor Vehicle Act requirements), and
- outdoor public events that the District has authorized by permit.
This factsheet provides further information on the Provincial cannabis smoking restrictions.

Enforcement if someone smoking in a prohibited area?
If an individual is smoking in an area that is not permitted, they or the responsible business owner can be fined under Provincial legislation and District bylaws. Medical Health Officers, Bylaw Officers, Park Rangers and RCMP may enforce these rules. Typically, Park Rangers would handle enforcement within our parks and trails and Bylaw Enforcement officers would handle enforcement generally in the District.

What methods of enforcement are available to regulators if a retailer break the rules?

Province: The Province may impose penalties such as amendment, suspension or revocation of a cannabis license, or monetary fines. Complaints regarding misconduct of licensees of a cannabis retail store can be submitted to the Liquor and Cannabis Regulation Branch for investigation: https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/bc-liquor-control-submit-a-complaint

District: Should a retailer allow behaviour that was not permitted by one of the District’s bylaws (e.g. smoking, business licence), then the licence holder could be fined. Additionally, the municipality has the authority to suspend or revoke a business licence when responding to significant cases of non-compliance by the license holder.

Zoning:
If a rezoning to allow Cannabis Retail Use is adopted then a Business Licence can be issued. If the District subsequently amended the zoning by removing Cannabis Retail Use then the use could continue under the non-conforming rules of the Local Government Act.

Do private property owners (for example a strip mall owner) have the ability to ban smoking of all types on their premises if they choose?

A landowner can make rules about smoking on the land generally in the same way that they can make rules around other undesirable behaviours such as littering. The owner would be responsible for enforcement on their own property unless it falls under Provincial Regulations or District Bylaws. The owner could request someone leave the property and if the person refused, the owner could call the police as it would then be considered a trespass.

Of note, the owners of the Dollarton Village Shopping Centre have written to Council indicating their intention to amend their lease to restrict cannabis use on the whole property (letter attached). The lease already prohibits smoking tobacco.

Regards,

Dan Milburn, MCIP, RPP, RI (BC)
General Manager, Planning, Properties & Permits
March 2, 2020

VIA EMAIL

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

Dear Mayor and Council,

RE: Zoning Bylaw Amendment for Cannabis Retail Store at 385 North Dollarton Hwy

It has been brought to our attention that residents and community groups are concerned about people potentially smoking cannabis at the Dollarton Village Shopping Centre. Anthem has a standard 'No Smoking' rule included in its standard lease document that outlines our policy on this matter.

We appreciate the community’s concerns and are prepared to further amend our standard rule to include the restriction of cannabis on the whole shopping centre. The clause is outlined as follows and will be included in all leases at Dollarton Village. As our lease also includes a provision for the landlord to make changes to its rules and regulations this will apply to all existing leases as well.

Excerpt from Rules and Regulations section of standard lease, with amendment to restrict cannabis on the whole property at Dollarton:

NO SMOKING IN OR NEAR CERTAIN PLACES (BC ONLY)

Subject to the applicable tobacco legislation under the Tobacco Control Act (British Columbia), no smoking or holding lighted tobacco, e-cigarettes, vapes or cannabis in any building, structure, vehicle or any other place that (a) is fully or substantially enclosed and is a place to which the public is ordinarily invited or permitted access, either expressly or by implication, whether or not a fee is charged for entry, or (b) is a workplace, or is otherwise a restricted place pursuant to the tobacco legislature, or (c) within a prescribed distance (3 metres) from a doorway, window or air intake of a place described in (a), or (d) is on the Shopping Centre except that the Landlord may designate an area for employee smoking of tobacco, e-cigarettes and vapes only, but restricting cannabis.

Please note the "Shopping Centre" is defined in our lease document as the land and buildings on the property, which encompasses the property in its entirety.

If you have any questions or concerns on the above matter, please do not hesitate to contact the undersigned at (604) 488-3634.

(continuation)
Sincerely,
Anthem Properties on behalf of Dollarton Shopping Centre Ltd.

Cindy MacMillan
Director, Asset Management
From: Jodi Weiderick
Sent: March 03, 2020 2:40 PM
To: Mayor and Council - DNV <Council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: Non Medicinal Cannabis Retailer

It has come to our attention that the District of North Vancouver is considering an application for a non medical cannabis retailer in the Dollarton Village Shopping Centre. As parents of two children to attend School we DO NOT SUPPORT this retailer being situated in that location and such close proximity to the school.

Sincerely,
Jodi & Ryan Weiderick
From: Suzanne Solsona
Sent: March 03, 2020 2:44 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: In Support of Application by MUSE at 385 Dollarton Hwy

Dear Mayor Little and Council,

My name is Suzanne Solsona and I live at [redacted], North Vancouver, BC. I can be reached at [redacted].

I am writing to express my support for MUSE Cannabis' application for rezoning at 385 Dollarton Hwy in Dollarton Village.

I have lived in the community for 6 years. I am a former lawyer (I practiced law in Vancouver for 9 years). I am currently a small business owner (having appeared on Dragon's Den) and a mother to two young boys who are active in sports and other activities in the community. I firmly believe in shopping locally and supporting the local North Shore economy.

I suffer from chronic pain due to arthritis and other medical conditions. Cannabis has helped me to manage my pain. It is also a legal substance that I use to unwind at times. I say this with a bit of trepidation, as the stigma associated with legalized cannabis still exists. Despite the numerous sociological and scientific studies proving the contrary, the perception remains that legalization and increased access means more addiction and anti-social behaviours. (For one such article about the benefits to society following legalization, see here.)

Similar to any other legal drug, cannabis admittedly has the potential cause issues within in communities and society as a whole. However, so does alcohol and tobacco. I would hazard a guess that alcohol causes a great deal more problems in our society and is readily available at wine and beer stores, local liquor stores and restaurants all over the North Shore. It seems to me that there are no shortage of ways to obtain that legal drug (alcohol) and people don't seem to mind. Wine shops provide advice on how to enjoy the wine. They sell it to people of legal drinking age and everyone is content. Knowledge, responsibility and accountability are the key features of ensuring that such substances are sold and consumed responsibly.

Why is this different when it comes to cannabis? It is a legal substance. People have the right to consume it responsibly. However, the access is being unreasonably restricted due to fear and misinformation. That fear and misinformation has created the situation in which I cannot walk into a local cannabis store on the north shore and ask questions directed at a knowledgeable staff. Rather, I have to order online and take my chances or drive several km outside of my local community and into another part of the lower mainland. This is neither environmental nor reasonable to expect. I am a busy entrepreneur and parent to two young children- I should have the opportunity to shop locally and ask questions of store keepers who know the product.
I support the application by MUSE Cannabis and hope that you will consider all sides. I truly believe that this application should be approved. I can be reached by email or telephone at any time should you wish to discuss this further.

Sincerely,

Suzanne Solsona
No! To The Deep Cove Pot Shop MUSE

Dear Council,

I have lived in the Dollarton area my whole life. I am a taxpayer and I have raised three teenage boys who all go to Dollarton Shopping center at least 5 times a week to get a treat after school. Their Dentist Dr. Matthews is right beside is where the MUSE cannabis retail store is proposed. There is Sherwood Park Elementary School in close proximity a 7minute walk. The Sherwood park children travel down to the Dollarton Shopping Centre after school to get a treat than proceed to rollerblade, scooter in the parking lot below due to very little traffic.

This shop is **NOT WELCOME** in the Dollarton family community.

This is a prosperous idea there is a cannabis shop on the Tsieil- Waututh Nation.

**No to MUSE cannabis.**

Regards,

Christian Cameron
Mayor and Council,

A member of Council asked staff to provide the number of homes that are within a 200m buffer zone of the proposed location.

Answer: There are 214 residential properties within 200 m of 385 N Dollarton Hwy.

Regards,

Dan Milburn, MCIP, RPP, RI (BC)
General Manager, Planning, Properties & Permits
Approving Officer

355 West Queens Road
North Vancouver, BC V7N 4N5

milburnd@dnv.org
604-990-2423
I am writing in support of the rezoning application of 385 North Dollarton Highway (Muse Cannabis), in the former coffer shop.

The product and service they would provide fit well into the mix of shops at the plaza, they along with the BC Liquor Store and the Tobacconist, health supplements store and organic foods from Nesters provide all legal products for everyone use and needs.

The addition of the Muse location will provide those who’s medical needs for their products will find the relief they seek within their own neighbourhood.

Please support this rezoning.

Regards

Mark F. Salter

We gratefully acknowledge the opportunity to work on the unceded territories of the Coast Salish peoples, including the x̱wməθkwəy̓əm (Musqueam), sk̲wx̱wú7mesh (Squamish), sel̓íl̓witulh (Tsleil-Waututh) Nations.
Jared Alexander

Dear Mayor & Council:

My name is Jared Alexander and I am a resident of the District of North Vancouver residing at [address]. I am also a licensed business owner in the District.

I am writing you to indicate my support for the following rezoning application: 385 North Dollarton Highway (Muse Cannabis)

Why do I support this application?

Up until a few days ago I was indifferent as to whether this application was approved. However, in recent days it has come to my attention that there is a very vocal minority of residents in Seymour/Deep Cove that in my view are opposing this application on a predatory basis. I also have a child at [name] so I appreciate some of their concerns but, they do not seem to be considering federal, provincial and municipal laws and bylaws and appear to have made a judgement without conducting any research on legal cannabis or the proponent. When I established my business in the district I did not require rezoning and was unaware of how challenging this can be for a business. As a business owner, and a resident, I believe we should attract new businesses to the District. If this application is denied I believe it sends a strong message that the District of North Vancouver is not a good place to do business which is contrary to my personal experience. I think it would be best if we removed the emotion from this issue and let the market decide whether this business should be a long-term member of our community.

Thank-you for taking the time to read my opinion

Sincerely,

Jared Alexander, CFA
I would like to voice my support for this proposed cannabis store. I live [redacted].

I have not seen any proof of a legal cannabis store anywhere causing any problems.

I believe any vote against this store is a vote in favor of keeping the black market in this neighborhood. The black market has an interest in also selling much more harmful addictive deadly drugs. People either buy their pot from a legal store or mail or from the black market. If the legal option is not close by and people do not want to wait for the mail (any more than they would like their liquor delivered that way) the black market will continue to flourish in that particular area.

I would like any Councillor voting against this store to explain to us TONIGHT how the above is not true. If they cannot I would like them to explain to us how the black market is better than the legal option.

Thank you
Michael Bardach
From: Louise Simkin
To: DNV Input; Emel Nordin
Subject: FW: Proposed Cannabis Retailer - Voicing opposition to store at Dollarton Village
Date: March 03, 2020 5:59:07 PM

From: Lara S
Sent: March 03, 2020 5:28 PM
To: Mayor and Council - DNV <Council@dnv.org>; Mayor's Office DNV <mayor@dnv.org>
Subject: Proposed Cannabis Retailer - Voicing opposition to store at Dollarton Village

To Whom it May Concern,

I am writing with respect to the proposed Cannabis Retailer, Muse, at Dollarton Village in the District of North Vancouver.
I am unable to attend the meeting tonight, however, I would like to voice my opposition to the proposed location.
I have lived in North Vancouver for approximately 7 years. I have two children who attend [redacted] School.
I work in the Criminal Justice field. For a number of years, I worked specifically with youth in the criminal justice system.

I have long supported de-criminalization of cannabis and cannabis related products. I fully support adults' right to choose if these are products they wish to use for medical or non-medical reasons. That being said, I also see the negative effects of cannabis use by youths. Cannabis use is frequently connected with absenteeism from school, lack of motivation, and can lead to an increased risk of involvement in the criminal justice system. As such, I remain concerned about youth gaining increased access to cannabis in the community.

I am concerned by the proposed location at Dollarton Village because of its close proximity to the elementary school. In May of 2018, Community Planner Suzy Lunn prepared a Report to Counsel recommending how to move forward with appropriate regulations for the legalization of cannabis in our community. The report recommended applying a 200 or 300 metre buffer around elementary and high schools to provide separation and limit exposure to children and youth. (staff report to Council with recommendation, p.3) While I understand Council chose to apply the lower 200 metre buffer, the proposed location at Dollarton Village is only 240 meters from the local elementary school. It is on the walking path between the school and the Dollarton Highway bus stop. It is the local hangout for the community youth, and the plaza hosts many family festivals and events throughout the year. Nesters and other businesses at the plaza routinely sponsor school events and fundraisers. It is a small business area in the heart of a local neighbourhood and closely connected to the local school. In my view, it is not the appropriate location for a cannabis retail store.
Thank you for your attention to this matter. I can be reached at [REDACTED] or by email.

Yours truly,
Lara Sarbit
As a parent of young children I oppose this cannabis retailer in a residential community. City Centers are far better suited for the first businesses of this sort. However, I am stuck at home with a child with a stomach flu and a husband who is a shift worker. I wish I was there to support my community but please know there are many other parents like us who cannot physically make it to this public hearing.

Sincerely,

J. Newby
Hi Lisa,

Just wanted to let you know that I am not in favour of a pot shop at Dollarton. My kids go to [redacted] and [redacted] and I worked at Sherwood Park for years! Making gateway drugs easier for kids to attain in our community is not something we support.

Sincerely,
Lisa Jaakkola
Mom and NVSD Elementary School Counsellor
Dear Honorable Mayor and Council,

I oppose the cannabis store at Dollarton Shopping Centre. I believe that this type of retail outlet has no place in our community. Deep Cove is a small community that is removed from big city problems. We raised a family here and have enjoyed low crime and an outdoors lifestyle. If I lived in a city I might expect a pot shop next door but certainly not here. I work for the school district of North Van and a few years ago I was in a grade 10 class at Carson Graham. They brought in speakers who were sharing their experience with early cannabis use. One woman shared that she began smoking cannabis when she was 14, she was now in her 20’s and suffered from schizophrenia. Another woman shared that she was the mother of a daughter who started using cannabis late in her teens years and developed schizophrenia. Both women testified that cannabis use ruined the lives of these users. They also backed up their message with scientific fact that links early cannabis use with this mental illness. I expect that the owners of this business might be quick to point out that cannabis is not available to underage people however I think that availability is more likely to occur if the product is located in your community. Why encourage it! We have spent years educating people to the dangers of smoking and now we say smoking cannabis is ok. Really? It is undeniable that the emotional well being and health of people will suffer as a result of gentrifying this drug. Please put a stop to the madness and deny this application.

Sincerely

Jennifer Webster
Dear Council and Mayor,

I am shocked to hear of a cannabis shop opening at Dollarton. This shop is located in a quiet community removed from the city problems. Please reconsider this proposal on the grounds that we care about the people in this community. At what point did we decide that smoking was ok? Exposing children to this practice is unacceptable and the fact that this shop is located in the midst of our schools is sending out the wrong message.

Please reconsider this proposal and keep our community healthy and smoke free.

Bruce Webster
Hello,

This is Juan Palacio. I was going to speak to council in support of cannabis dispensaries as I am a user of medicinal cannabis. I currently consume high-CBD low-THC oils along with my prescriptions to treat my epilepsy. It has reduced the frequency of my seizures.

Not perfect, I had a seizure before the council meeting so I was not able to stay to speak.

Thank you.

Juan Manuel Palacio
I want to speak against the proposed marijuana shop proposed for the Dollarton Shopping Center. This shop is 1 block away just one 200 metres away from Sherwood Park Elementary School. I want to keep drugs away from children. The proposed shop is right next door to Deep Cove Dental Centre. Dr. Alison Matthews has many patients that are children. A child's brain is not fully developed and studies show that marijuana can cause brain damage in children. To normalize this drug as a recreational drug is to harm our children.

On the news today I heard that an 8 year old child was able to win 2000 worth of marijuana at his elementary school fair. He stepped up to protect this child from harm. If the drug is so normalized, our children and grandchildren will be harmed. We need to protect them.
Hi everyone, my name is Chris

And I have lived in deep cove area for 10 years.

I’ve been lucky to have received mentorship and business coaching from some of the top executives in Vancouver, and one of the big lessons I have learned from them is the importance of taking the time to view all perspectives before making a big decision, and for that I commend the council for taking the time to hear from all of us.

I’m the type of person who does not take a Facebook or news ‘article’ at face value, and takes the time to research the topic before forming an opinion, and reacting based on emotion or fear.

Because of that, I’ve done a lot of thinking on this subject, and I have a speech written out to explain my thoughts on the issue. It has two parts and should take no longer than 7 minutes. I apologize if it is a bit long winded, however I would hope that everyone else here has put the same amount of time and effort into this as I have.

Part 1

A bit of background on me, I was the captain of my high school volleyball team - on which we won three consecutive 4A provincial gold medals. And later in my senior year, the U18 club team I was on placed second at nationals.

In college, I worked nights as a waiter and summers to pay for my tuition. I was also the captain of the college volleyball team.

Transferring to UBC to finish my commerce degree, I joined the varsity rowing team and was coached by an Olympic gold medalist, and competed in San Diego against other rowers who had been to the Olympics. During this time I also worked summers to pay for my tuition.

Since graduating, my wife and I have continued to work very hard for the past 10 years in a city where we did not have many connections, and we have had great success.
Over the past 3 years, my workdays have been 11 hours days on average, however I have found time to attend night classes at BCIT, and am now one course away from completing my second degree in construction management.

Currently, I am a Project manager working for a large construction company, managing a portfolio of projects worth 10 million. And with the career trajectory I am on, am confident there are future promotions to come.

You may have guessed by now, but I am telling you this because I want to break the stereotype of what a cannabis consumer looks like. And I want to give my insight into an issue where I believe people are forming opinions based on bad interactions with irresponsible cannabis users, and stereotypes seen on television shows and in the media.

There is still way too much misinformation out there about cannabis.

For example, I would bet that most people would assume that the goal of cannabis users is to get stoned.

However that is false. Assuming that is the equivalent of saying that the goal of anyone who consumes alcohol is to get blackout drunk.

Even though cannabis has been legal for some time now, many people still do not know that CBD products are essentially the equivalent to non-alcoholic beer, except with the calming effect of a nice tea.

Most people, even I until this year, had no idea how the mg's of THC in a cannabis product was relatable to the % alcohol in alcoholic beverages.

For example, many people do not know that a cannabis product with 5mg of THC produces the same effect as a single 5% can of beer.

And yes, 30mg of THC will produce the same effect as 6 cans of beer.

But you know what? Most cannabis users do not want to experience the equivalent of 6 cans of beer, or more.

Typically, the effects of THC products will only last a few hours, and any side effects will be completely gone after that time period.

Now, there will be people who abuse THC products, in the same way that there are people who abuse alcohol products, but do you know the difference?
I've never met someone chemically addicted to cannabis products.

I've never met anyone who blacked out from cannabis products.

I've never met anyone who became aggressive or abusive from cannabis products.

I've never met anyone who sexually abused others, or was sexually abused while under the influence of cannabis products.

I've never met anyone who killed another person while driving under the influence of cannabis products.

I've never met anyone who developed wet brain syndrome, and died alone from kidney failure because of an addiction to cannabis products.

And I wish I could say the same about the other legal substances that people use to cope with trauma or stress.

Now, I do not use cannabis products very often, however I can say that I have been to several cannabis stores in the lower mainland, and I have also met and interacted with at least 100 individuals who use cannabis products on occasion as an alternative to alcohol.

Almost all of these people are professionals, and include parents, and grandparents. And are all very successful people.

I tell you all of this, because I want to give you the perspective of someone who has experience in the cannabis community, however also the perspective of someone who does not buy cannabis very often, and can't stand irresponsible cannabis users.

I personally don't mind driving 20 minutes to the closest cannabis store once every few months, and I don't like it when I bring my friends and their children to little cates park, or on the quarry rock hike, and they are exposed to second-hand cannabis smoke. It's disrespectful, and creates a hostile environment, where the responsible cannabis users in the community, like me and many others here, have to leave their busy jobs early, write out a speech, and speak on their behalf at community hearings.

So, I want to make it clear that the 'side' I'm on is the safety and well-being of the deep cove community. And ultimately, the end of irresponsible cannabis use.
Part 2

After giving this topic a lot of thought, I have come to the conclusion that all community members -- whether they support the responsible use of cannabis, or do not support any form of cannabis use at all -- would be best served by a professional and well-managed cannabis store in this location.

Here's the logic:

The reality is that cannabis is legal, and that many people in our community use cannabis products on a regular basis -- some in a more responsible and respectful way than others.

At the moment, if you are a resident of the Deep Cove area (for this example, anyone located between Deep Cove and the Highway, your closest option for a retail cannabis store is either on Lonsdale, or one of several across the bridge in Vancouver or Burnaby. Because these are equally inconvenient locations, the cannabis consumers in the Deep Cove area split their purchases between several of the options available, or worse, decide to purchase from the black-market North Vancouver sources that are still operating in the area.

The problem with this current market condition is that there is no central location that can be used to communicate with, or provide influence over the cannabis users in the Deep Cove area.

If a concerned home owner is upset with an individual, or group of individuals, who smokes cannabis products in proximity to their home, school, or park that their children play in, their only recourse may be to confront the individual(s), call the police, or file a complaint to a strata or home owner. And this can be a stressful, or potentially dangerous situation, given the unknown response that may occur when a person is confronted -- especially if the cannabis user feels entitled to the smoking privilege, and may be misinformed or ignorant of the current cannabis laws and bylaws.

The main issue here is accountability, and ultimately, the lack of leverage that concerned citizens have over the irresponsible cannabis users in our community.

The solution to this problem is a professional, well-managed retail cannabis store that cares about the community it operates in. And the reason is simple; it provides a centralized location for residents to safely communicate with the cannabis users in their area, and provides community members with an avenue
to exert influence over a single entity (in this case, a professional retail store that is acutely aware of its need to maintain a positive rapport with the surrounding community), and in turn the retail store can exert influence over the customers they interact with in an informative, non-threatening way.

For example, upon completing a sale with a customer, it could become standard procedure for retail store staff to say something along the lines of:

"Great to meet you, thank you for shopping with us today. Oh, and by the way, here is a map of the surrounding area -- marked in green are the areas where it is legal to smoke, and marked in red are certain areas where it is not allowed, or where we have received multiple complaints from the community and would appreciate if you did not go anywhere near these areas.

We are extremely respectful of the community we are a part of, and in order to remain in business and provide our customers a convenient and professional retail location in which to purchase cannabis products, it is of great importance that these rules are followed."

To reiterate; by providing a professional, centralized retail location for cannabis consumers in a community, you give the community a safe line of communication, and leverage, over the cannabis users who are now provided with incentive to follow the rules.

Now... let me tell you about the alternative -- what currently exists.

A few weeks ago, because there are no retail options close to the Deep Cove area, I was visiting a friend who lived in Vancouver and decided to purchase cannabis products from a store that was in the area and convenient for where I was at the time. Legal? From what I could tell based on my preliminary research... yes. However, after stepping inside... if first impressions meant anything, no.

It was basically a garage. The walls were bare and had nothing but white paint and a few old posters that looked like they were from the 90's. The shelving was cheap, mostly barren with a few products scattered on them haphazardly. And at the front, a 'bud-tender' who smelled a bit too much like the product, brought a cardboard box of product from the back room and proceeded to tell me that sales were cash only. Upon returning 5-minutes later from the ATM machine located at a gas station down the street, the 'bud-tender' had already forgotten who I was, and I struggled to find a polite way to mention that I had literally been talking to them just a few minutes before. In fact, see that product you set aside there? Yeah, that was for me.
It may seem a bit silly, but my point is serious. Unfortunately, several of these types of establishments are open in Vancouver. And unfortunately, Deep Cove residents are forced to choose between stores like this, or in some cases a drug dealer who lives in close proximity to them.

Now, if a concerned citizen from the Deep Cove area were to call one of these establishments -- or perhaps each and every one of the dozen stores like this within the same driving distance of the Deep Cove area, and complain that there is a person, or group of individuals smoking in Cates Park where their children are playing, what do you think are the chances those store owners care at all? What percentage of their customers are from the Deep Cove area? Does the District of North Vancouver even have any influence over a store located in Vancouver?

The key is accountability and leverage.

And that is precisely why a professional, well-managed store, respectful of the community it operates in, is what our Deep Cove residents need to not only educate, but improve the responsible use of cannabis in the area and provide an avenue to communicate with and influence those who might not know they are being a nuisance to those around them.

Today I've heard the argument that the proposed store is too close to schools and parks, and that a store will increase public smoking in the surrounding areas, however I believe that is a misconception based on experiences when cannabis products were illegal.

There is a liquor store, cigarettes, and vape products available in the exact same shopping center, and you don’t see people swarms of people heading to the nearest public space to polish off a bottle of wine.

There are many different types of cannabis products now available, and people are starting to move away from smoking products.

And the fact is, it isn’t cool to be a nuisance to your neighbors. It isn’t cool to be impaired in public. And it isn’t cool to get your local cannabis store shut down due to complaints about your smoking habits, when there are many other safe locations and alternative products available.

So, do yourself a favor and take a good look at what the Muse Retail Store on Granville street looks like. There are no unsavory individuals gathering outside
their store, or groups of people running across the street to the closest park to get high.

This is a professional company who takes their business very seriously. And one that Deep Cove residents would be lucky to have as and advocate and partner in our community.

And, 1 year down the road when you might be having an issue with an irresponsible cannabis user, think about who you would want to be talking to about your concerns.

The people who care, and will be motivated to do something about it immediately, are the ones in this room right now.

Thank you for your time.
Good evening Mayor and Councillors

My name is Jeanette Schisler and I live just below Dollarton Village with my husband and three children. Deep Cove has been my home for almost 42 years and I feel this deep rooted connection to my community prepares me to address the concerns that our little community has experienced over this application.

I am addressing Council tonight as I am opposed to Muse opening shop in Dollarton Village. I am not coming from a place of hysteria or paranoia around drugs that some people may assume that I am coming from because I have children and am a former Vancouver Police officer. I am well versed on the extremes that addiction take people to, along with the regulations of a now legalized substance. However, that is not why I am speaking tonight. I am speaking on the turmoil that this application has caused my community.

Before continuing, I ask the audience if you are opposed like me please stand up or raise your hands to show council who we are.

Thank you.

Since this application was announced I made a point to speak to many people about it, especially those in support. I want to know why so I can better understand the issue.

What I got out of it was this.

It's not legalization that upsets people. It is the location of this specific site. Even those that live in this area and use cannabis don't want a retailer here.

There is nothing community minded about a blacked out storefront with quote "film that restricts visibility and signage that says 'no minors permitted at any time'". This will be seen from Dollarton Highway and will visibly affect us every time we walk or drive past the Village. It spans more than 8 windows and doors that run a minimum 10 meters long and 2 meters high that will be blacked out with film. It is practically the entire side of the lower corner of Dollarton Village. It is a BIG commercial space.
Let me ask you, would you want this vibe in your local residential community village? Does this say "community" to you?

In no way is Muse proposing a storefront that represents community. It is bad enough to walk past the vaping store that came to be about 10 years ago and see only two panels of store front blacked out with "no minors" signage let alone the almost entire side of a building that Muse will showcase.

Muse will service a small portion of the Deep Cove/Dollarton community yet it will have a sizeable and visibly negative impact on all of it.

Accessibility. In the Feb 3rd meeting Council cited that they want to minimize transportation to combat climate change. Then why would you support a cannabis retailer at the far end of North Van where it will promote further travel by vehicles?

How can you justify this as an environmental plus when a more central location to all people of North Vancouver and Dollarton residents is available? Maplewood is already pre-approved as a site for a cannabis retailer given its key growth status. For half of Seymour residents like those that live in Riverside, Blueridge, and Plymouth, Maplewood is closer than Dollarton Village. Setting up shop in Dollarton promotes further travel for half of the Seymour residents! This is exactly what council cited they want to prevent!

Deep Cove residents frequent the plazas on Main St and Maplewood to shop, work, bank, see the dentist, get diesel and propane, socialize, and eat at all the time. In fact, there isn’t a bike shop closer to the "mountain bike mecca" of Deep Cove than the 4+ bike shops around Main St. If we can make it to MEC for outdoor gear and Rona for hardware supplies then we can sure get cannabis at the same time.

My point being is that accessibility to Deep Cove residents is not an issue.

I think having a cannabis retailer at Dollarton will only support customers driving into Deep Cove and that is exactly what Council cited that they want to prevent.
Yes, Muse has gathered signatures in support while handing out hot chocolate and rollie pollies. Yes, there are people who wrote Council in support of Muse. If this was my business and I was financially invested to collect signatures of support or providing people with pre-written letters that I composed then maybe the 200+ signatures collected in opposition would be more. But I’m doing this on my own time. I am advocating for my community on the side of my life. This is not my full time job or my financial livelihood where I can commit hours to to promote my business.

What I got out of the letters in support was that the Muse South Granville location is professionally run. So it should be! South Granville is a trendy, urban, commercial area. But that doesn’t mean it belongs in Dollarton. We need a professionally run business that services our entire community. We have limited commercial space here. We don’t need another retailer that sells a controlled substance to a small portion of our community.

Just because there has been a BC Liquor Store at Dollarton Plaza since 1974 and a vape store for 10 or so years doesn’t make it right or a supporting argument for Muse to set up shop at Dollarton. Having more access to controlled substances whether it is liquor, cigarettes, vaping, or cannabis is not the answer or a decent argument in support of Muse.

We are at the early stages of legalization. We should respect that and be at the early stages of rolling out cannabis retailers and keeping them in areas where they are not causing the public turmoil like we have experienced.

Thank you

It is the proximity to a school, trails, and houses, and its isolated location in the village that upsets people.

When I read the 2019 public engagement summary report it frustrated me that Dollarton Village would not even be on the map if 300 meters won the voted regularity distance from a school. But since the winning distance was 200 meters, Dollarton Village was on the map.

Furthermore, like everything else, you can buy on line! My friends tell me they like the confidentiality and convenience and will continue to use online services regardless if a shop opens in their neighbourhood.
2 March 2020

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

Dear Members of the District Council and District Planner,

I am writing to express my opposition to the proposed amendment to the Zoning Bylaw that will add cannabis retail store as a permitted use for property in the Dollarton Village Shopping Centre.

Dollarton Village is a small local, neighbourhood shopping centre surrounded by single family dwellings with several schools located in the vicinity. This is not the appropriate environment for a cannabis retail store.

I believe a cannabis retail store in that location will result in negative impacts on the neighbourhood, such as increased vehicular and foot traffic entering the shopping centre and increased numbers of non-family-oriented, non-local individuals and groups going to and from the centre.

An even greater concern is that, because such stores sell "edibles" which are candies containing marijuana but are indistinguishable from other candy products, children in the neighbourhood will be at risk of accidently ingesting such products, e.g. if a cannabis customer leaves some in the area by mistake, or worse, if a customer deliberately offers or provides such "candies" to the children.

I encourage you to oppose the amendment and prevent the permitting of a cannabis retail store at this location, and as a resident of the area, I also ask that no permits be given for such a store in the Parkgate Shopping Centre either, for the same reasons as outlined above.

Sincerely,

[Redacted]

Melissa Mitchell
[Redacted]
North Vancouver, BC
Petition to Oppose the Application by Rebecca Hardin to Amend the Zoning Bylaw to allow for a non-medical retail cannabis store to operate 7 days a week 9am-9pm at 385 N Dollarton Highway, North Vancouver, Dollarton Village.

Signatures to Oppose this Application as follows:

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Attention Emel Nordin, District of North Vancouver nordine@dnv.org 604-990-2347

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Petition to Oppose the Application by Rebecca Hardin to Amend the Zoning Bylaw to allow for
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Highway, North Vancouver, Dollarton Village.

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Dear District of North Vancouver Council,

My name is Travis Schisler and I am a physician in the Vancouver Coastal Health community. I am writing this letter in opposition to the proposed cannabis retail location at Dollarton Village. I want to be clear that my impetus for writing this letter is to represent and protect the public health of our community. I am not opposed to the legalization of non-medicinal cannabis. Approving a retail location at this proposed location would create a threat to the health of our children and adolescents in the local community.

I would like to start by educating council on the harms of cannabis, particularly to our youth. Research shows the brain is not fully developed until around age 25. Thus, youth are especially vulnerable to the effects of cannabis on brain development and function. The THC in cannabis affects the same biological system in the brain that directs brain development. Cannabis use has been associated with increased risk of harms when it is frequent, continues over time, and when it begins early in adolescence. Some of the harms may not be fully reversible.

The negative health consequences of cannabis on the developing brain are well studied. Cannabis is associated with cognitive impairment, poor school or work performance, and psychiatric comorbidity such as mood disorders and psychosis. Cannabis use varies with age with rates of 0.5 percent among 12 year olds and 2.8 percent among 13 year olds. Adolescents who consume cannabis are more likely to have failing grades, non-participation in extracurricular activities, a dislike of school, and greater incidence of alcohol and/or cigarette use.

Cannabis addiction can develop at any age, but youth are especially vulnerable because their brains are still developing. Some people are also more prone to becoming addicted than others. It's estimated that 1 in 3 who use cannabis will develop a problem with their use. It's also estimated that 1 in 11 (9%) of those who use cannabis will develop an addiction to it. This statistic rises to about 1 in 6 (17%) for people who started using cannabis as a teenager.

Cannabis use disorder is associated with a greater incidence of abuse of tobacco, alcohol, opiates and stimulants and carries with it the risk of mood and anxiety disorders and schizophrenia. Cannabis use is associated with injury and death from motor vehicle accidents. Cannabis acutely impairs a variety of neuropsychological functions in a dose-dependent manner, especially attention, concentration, episodic memory, and associative learning.

I have highlighted the many health concerns associated with cannabis use especially in youth. Children, adolescents and young adults do not need to unnecessarily encounter cannabis. The greater the overall use in the smaller community the greater is the incidence of future use in the general population - I cannot stress this point enough. A proportion of our population, including our youth, are predisposed to substance abuse and reducing exposure and access to substances such as cannabis are reliable preventative measures.

The Dollarton shopping plaza is in the immediate vicinity of Sherwood Park Elementary and Seycove High School. Students from these schools frequent the Dollarton Shopping Plaza for food and beverages and to socialize on a daily basis both after school and in the summertime. The trail network situated by the proposed location of Muse, as well as the isolated parking lot of
Dollarton Village are prime areas where these youth travel and congregate on. A cannabis retailer in this plaza will increase their exposure to cannabis. Keep cannabis retailers a safe geographical distance from our schools. Council should select centralized locations for cannabis retailers and not allow licenses in small shopping plazas situated where our youth go to gather. If council is serious about protecting our youth and if they prioritize our overall public health they will vote against this proposed location.

Sincerely,
Travis Schisler

Dr. Travis Schisler, MD FRCPC
Staff anesthesiologist
Divisions of Cardiac and Thoracic Anesthesia
Vancouver Acute (VGH and UBC hospitals) Department of Anesthesiology and Perioperative Care
Clinical Assistant Professor, Department of Anesthesiology, University of British Columbia
travis.schisler@vch.ca
604-319-2652

References
Persistent cannabis users show neuropsychological decline from childhood to midlife. Proc Natl Acad Sci U S A. 2012 Oct 2;109(40):E2657-64.
https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/health-effects/mental-health.html#a2