

PUBLIC HEARING BINDER

1520 Barrow Street



Table of Contents

| | |
|---|---|
| Agenda and Reports: Click “Agenda with reports” on the web to view | |
| 1) | Public Hearing Agenda |
| 2) | Staff Report – January 17, 2020 This report provides an overview of the proposed project and amendment to the Zoning Bylaw. |
| 3) | Bylaw 8419 , which amends the Zoning Bylaw to allow Cannabis Retail Store as a permitted use for the property at 1520 Barrow Street. |
| 4) | Notice Notice mailed out July 14, 2020 (314 notices sent) Notice advertised in North Shore News July 15, 2020 and July 22, 2020 |
| Additional Information Click “Additional Information” on the web to view | |
| 5) | Minutes – Regular Meeting of Council held February 3, 2020 |
| 6) | Applicant Proposal |
| 7) | Design <ul style="list-style-type: none">• Elevations• Site Plan• Glass Specification Sheet |
| 8) | Signage Signs posted at the front and rear of the property July 10, 2020 (July 27, 2020 rescheduled date and time added to original signs posted June 23 for July 7 public hearing date) |
| 9) | Liquor and Cannabis Regulation Branch Correspondence <ul style="list-style-type: none">• July 31, 2019 Correspondence – LCRB Referral• June 5, 2020 Correspondence – Suitability Assessment |
| Public Input Click “Public Input” on the web to view | |
| 10) | Past Public Input |
| 11) | Public Input – Correspondence / submissions from the public since 1 st Reading given February 3, 2020 |

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

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

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

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

1. ADOPTION OF THE AGENDA

1.1. February 3, 2020 Regular Meeting Agenda

MOVED by Councillor BACK

SECONDED by Councillor FORBES

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

CARRIED

2. PUBLIC INPUT

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

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

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

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

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

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

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

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

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

3. RECOGNITIONS

Nil

4. DELEGATIONS

Nil

5. ADOPTION OF MINUTES

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

6.1. January 13, 2020 Closed Special Meeting of Council

File No. 01.0360.20/076.000

6.1.1. Advisory Oversight Committee Recommendations and Appointments

Rental, Social and Affordable Housing Task Force

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

6.2. December 2, 2019 Closed Special Meeting of Council

File No. 01.0360.20/076.000

6.2.1. Advisory Oversight Committee Recommendations and Appointments

Advisory Design Panel

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

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

Municipal Library Board

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

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

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Bylaw 8400: Maximum House Size in RS-1 Zone

File No. 09.3900.20/000.000

MOVED by Councillor MURI

SECONDED by Councillor HANSON

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

CARRIED

Opposed: Mayor LITTLE and Councillors BACK and BOND

8.2. Cannabis Retailing – Background and Overview

File No. 08.3060.01/000.000

MOVED by Councillor MURI

SECONDED by Councillor HANSON

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

CARRIED

8.3. Text Amendment to add "Cannabis Retail Store" at 1560 Main Street (Bylaw 8420)

File No. 08.3060.20/048.19

Public Input:

Mr. Andrew Gordon, Burnaby:

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

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

MOVED by Councillor MURI
SECONDED by Councillor BOND

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

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

CARRIED

Opposed: Councillors CURREN and HANSON

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

File No. 08.3060.20/061.17

Public Input:

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

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

MOVED by Councillor MURI
SECONDED by Councillor HANSON

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

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

CARRIED

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

File No. 08.3060.20/051.19

Public Input:

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

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

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

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

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

CARRIED
Opposed: Mayor LITTLE

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

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

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

CARRIED

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

File No. 01.0115.30/002.000

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

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

CARRIED

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

File No. 13.6800.70/012.000

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

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

MOVED by Councillor MURI
SECONDED by Councillor FORBES

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

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

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

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

CARRIED

9. REPORTS

9.1. Mayor

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

9.2. Chief Administrative Officer

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

9.3. Councillors

9.3.1. Councillor Back reported on his attendance at the:

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

9.3.2. Councillor Bond reported on his attendance at the:

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

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

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

9.3.3. Councillor Forbes reported on her attendance at the:

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

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

9.4. Metro Vancouver Committee Appointees

9.4.1. Industrial Lands Strategy Task Force – Councillor Back

Nil

9.4.2. Housing Committee – Councillor Bond

Nil

9.4.3. Indigenous Relations Committee – Councillor Hanson

Nil

9.4.4. Board – Councillor Muri

Nil

9.4.5. Regional Parks Committee – Councillor Muri

Nil

9.4.6. Liquid Waste Committee – Mayor Little

Nil

9.4.7. Mayors Committee – Mayor Little

Nil

9.4.8. Mayors Council - TransLink – Mayor Little

Nil

9.4.9. Performance & Audit Committee – Mayor Little

Nil

9.4.10. Zero Waste Committee – Mayor Little

Nil

10. ADJOURNMENT

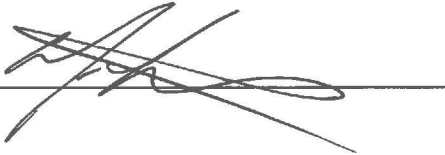
MOVED by Councillor MURI

SECONDED by Councillor CURREN

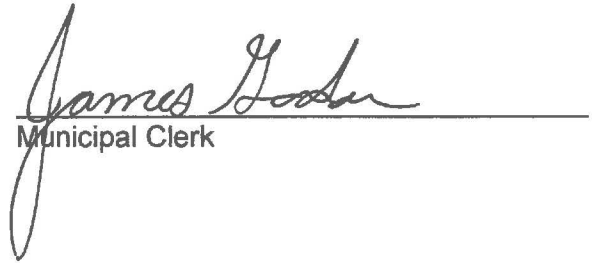
THAT the February 3, 2020 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(8:46 p.m.)

Mayor

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

Municipal Clerk

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

REPORT TO PLANNING
The Corporation of the District of North Vancouver
August 8, 2019

UNIT 103-1520 BARROW STREET
NORTH VANCOUVER

PROPOSED CRS
(CANNABIS RETAIL STORE)
Zoning text amendment file 08.3060.20/

J M D I

JOHN MCNALLY DESIGNERS INC.

719 FOURTH STREET EAST
NORTH VANCOUVER, BC. V7L 1K1

604 341 4366

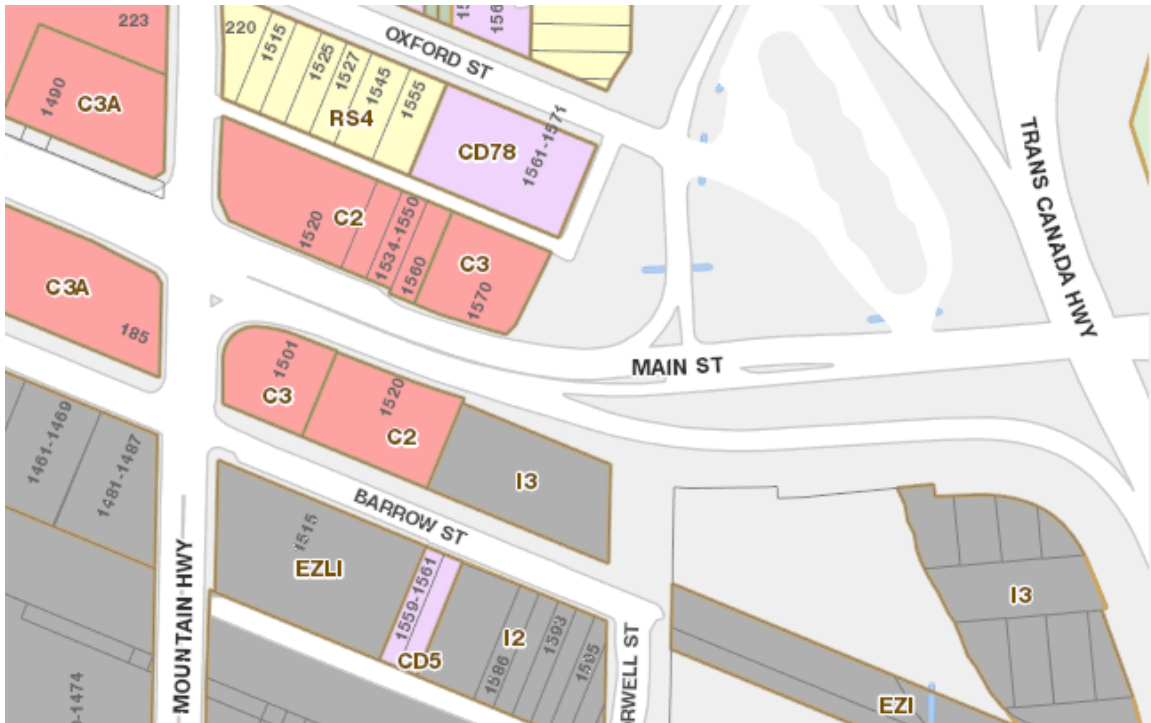
JOHN@JMDI.CA

PROPERTY DESCRIPTION

This new two-story commercial building is located at 1520 Barrow Street in the District of North Vancouver's Lower Lynn Creek Town Center.

This development began in 2013, and occupancy commenced in 2015. Here is a brief history of the project: as part of a required zoning text amendment application to allow the owner's liquor store to move to 1520 Barrow Street from 1515 Barrow Street, the owner's agreed with the District to build a LEED Gold building, pay DCC's, provide a Public Art contribution, and paid various utility upgrade expenses.

1520 Barrow Street is in a C2 zone. The site is bordered by commercial properties as follows: to the north by Main Street and C3 zoned lots on the north side of Main Street, to the south by Barrow Street and an EZL1 zoned development on the south side of Barrow Street, to the west by a car wash which is in a C3 zone, and to the east by a "temporary" heavy machinery use in an I3 zone.



District of North Vancouver Zoning Map: see 1520; on Barrow Street.

The District recently decided to allow a CRS use on a site in a C2 zone if that site has a liquor store. As this particular site is in a C2 zone and it has a liquor store there, then that arrangement allows a CRS to be there too if approved by Council through a zoning text amendment process.

There is a vacant unit on the east side of this building that is proposed to be a CRS; it's approximately 1,300 square feet. This unit is separated from the adjacent liquor store

and the second floor access lobby, by a breezeway. This arrangement meets the LCRB regulations prescribing acceptable proximity of other businesses to a CRS's entrance.

The second floor of the building is fully leased. There are two tenants there; one is a tech support company, and the other is an engineering firm.

PROPOSED HOURS of OPERATION

Our current CRS license application with the LCRB follows the District's new non-medical retail cannabis store policy in as far as the hours of operation go. So, that's open at nine am, and closed at nine pm. It is possible that the store hours may have to adapt to customer traffic flows, but any adjustments would stay between the stated hours here.

EMPLOYEE SAFETY and SECURITY PROGRAM

As part of our cannabis retail store application with the LCRB we agreed to provide the safety and security improvements stipulated in their guidelines. Those are primarily a "*best practices*" approach, in our opinion. Most importantly, a number of employees must always be working together in the store, at all times, and there can never be less than two employees on a shift. We foresee three to five employees working a typical shift at any one time.

To provide reliable security records for the LCRB, and the RCMP, there will be video surveillance in and around the store. That system will keep accurate digital records with time stamps. A separate security alarm system will be installed and monitored 24-7 off site by a third party contractor (like the one currently installed by the adjacent liquor store). We will install panic buttons at the employee side of customer counters.

There are physical building security features as well, including dead locks, an electronic security alarm access system for employees, a separate exit to the street that is not visible from the customer area of the store, and physical barriers where required (bollards are possible as well).

The LCRB has mandated that CRS's have obscure exterior glass (doors and windows). We plan on meeting that regulation by installing decorative graphic film over the existing windows and doors; the film allows light into the store. Nobody can see in, although you can see out.

SITE ACCESS SUMMARY

1520 Barrow Street is located one block south of the signal-controlled intersection of two arterial roads, Main Street and Mountain Highway. This is in a commercial area with

direct access onto the Second Narrows Bridge. As the Main Street and Mountain Highway intersection is signal-controlled, access onto Barrow Street, from Mountain Highway, is reasonable. Barrow Street is accessible via Harbour Avenue one block west of Mountain Highway off of Main Street. That intersection is signal controlled as well.

Vehicle access onto the 1520 Barrow Street site is good. There are two driveways off of Barrow Street that provide direct access to the site's level surface parking lot. One driveway is located at the west property line, and the other one is located at the at the east property line. Visibility is excellent at both driveways.

1520 Barrow Street can be accessed from the North Shore Car Wash site that is directly to the west, via their driveway off of Barrow Street. There is also a less used driveway onto the car wash site from the southernmost eastbound lane of Main Street.

1520 Barrow Street and the North Shore Carwash sites are owned by the same family's businesses. This common ownership has granted some advantage to these enterprises by allowing unimpeded vehicular, cycle and pedestrian access across both properties.

1520 Barrow Street is accessible by pedestrians via an east-west sidewalk running along the southern edge of Main Street that intersects with two north-south paths going directly onto the site. A second east-west sidewalk running along the southern edge of Barrow Street further improves pedestrian access to the site.

ACCESS TO PUBLIC TRANSPORTATION and CYCLE ROUTES

1520 Barrow Street is close to the Phibbs Exchange bus terminus located across Main Street to the northeast. Pedestrian access to Phibbs Exchange is by signal controlled crossings (2), and a crosswalk. Phibbs Exchange will be substantially upgraded in the near future, including the addition of a B-Line express route.

1520 Barrow Street is on a marked east-west cycle route that passes by on Barrow Street, on the south side of this location. This cycle route also provides direct access onto the Second Narrows Bridge. Bike parking is available at 1520 Barrow Street.

ON SITE PARKING SUMMARY

Currently there are twenty-six parking spots and two loading bays on the site.

We propose to combine 10 designated "liquor store" parking stalls with 3 parking stalls attached to the proposed CRS. This arrangement of short-term parking (10-15 minutes, typically) will provide customers with access to 13 parking stalls directly in front of these two stores. This arrangement requires repurposing an extra loading bay, in front of the proposed CRS, to parking.

There is another parking spot available that is not counted here. Smart cars, motorbikes, and scooters use it regularly. T

here is bike parking adjacent the proposed CRS.

The second floor businesses have thirteen dedicated parking spaces that are occupied, more or less, until 5:00pm Monday to Friday. LRS and CRS customers can use those parking stalls after 5:00 pm Monday to Friday, and generally any time on Saturday and Sunday.

Public parking is available on Barrow Street, although we are not relying on those spots to satisfy the parking requirement of our application.

ODOUR MITIGATION STRATEGY

The odour mitigation strategy we are proposing will use carbon filtering of the exhaust outlets that are a part of a HVAC system improvement. It's not an overly complicated design solution, but we are confident that it will be effective when commissioned with the following: maintaining a negative pressure in the store (to pull air in), and filter it as it exhausts (carbon filters). We also plan to construct an entrance vestibule with a common HVAC system.

Other measures are improved door seals, automatic door closing devices, and free standing air purifiers (like a Dyson, which are very effective).

Smoking cannabis is not allowed on the store premises, at all. This is clearly noted in the LCRB's CRS operations guidelines. Individuals igniting cannabis, or tobacco for that matter, do cause an immediate source of odour that some people find offensive. Consequently, should that occur, we will rely on the District's recently amended smoking Bylaw as an instrument to ensure a customer's compliance while on the premises. Further, it is our understanding that the LCRB can, and likely will, inspect the premises for smoking infractions to ensure responsible practices by the Licensee and their employees.

SIGNAGE

We have proposed to the LCRB to name this enterprise the "North Shore Cannabis Store". To date, they have made no comment on this. In that context we are proceeding with the name.

Here is the sign design as currently proposed. The sign, as shown on page 6, is approximately 12.25 square feet. Drawing rectangles around the text, and measuring the area has been used here.

192" long-----
NORTH SHORE CANNABIS STORE 9" high, (and 6" high)

The text shown above is sized to fit onto a fourteen-inch high metal C channel running along the ground floor fixed awning on the south side of the building in front of the proposed CRS's location. The larger "CANNABIS" letters are nine inches high. The smaller "NORTH SHORE, and STORE" letters are six inches high. The text is composed of individual backlit channel letters with green faces.

It is our intention to hire a licensed sign company to manage the sign permitting and to ensure we meet the District's Sign Bylaw (at the appropriate time).

If the District Sign Bylaw permits, we would look for secondary signage on the north side of the building facing onto Main Street.

SUMMARY

- The LCRB sent notice to the District of North Vancouver on July 31st, 2019 requesting comment on this applicant's proposed CRS location. The District of North Vancouver replied to the LCRB on July 31st, 2019 pointing out that the applicant's proposal met the locational requirements of their new non-medical retail cannabis policy, and that a zoning text amendment application could be received for consideration.
- For context, 1520 Barrow Street is located in a C2 zone with an existing liquor store on the site. Therefore it meets the basic locational requirements of the District's non-medical retail cannabis policy as adopted by District Council on July 22nd, 2019.
- Based on the District's response to the LCRB's recent Notice to them, the LCRB moved ahead on this CRS application and have initiated their applicant security screening and financial integrity review process.
- In light of the foregoing, the Owners' of 1520 Barrow Street made an application to the District of North Vancouver on July 31st, 2019 for a zoning text amendment to allow a non-medical retail cannabis store on their site; a CRS.
- The applicants' have comprehensive plans in place to ensure customer and employee safety and comfort; those plans are addressed in the general text of this report.
- There is good vehicular, cycle, and pedestrian access to the site.
- Phibbs Exchange, a public transit hub, is located across the street.

- There is good parking on the site that provides direct and convenient access for retail customers to the existing LRS, and the proposed CRS. Thirteen short-term parking spots are proposed, including a disable parking space.
- The building is new, it is presentable, and it has a LEED Gold designation.
- The premises are well lit at night. This commercial area is generally well lit up at night by the adjacent businesses. There is street lighting on all of the streets around the site.
- There are no residential uses adjacent to the site, and there are few in the general area.
- The site is adjacent a busy arterial intersection in this commercial corridor, and it is compatible with the overall contextual fabric of the immediate area.
- The site is close to the Second Narrows Bridge and the Trans Canada Highway.
- The District of North Vancouver's Fire Hall No.2 is approximately one kilometer away.



1520 Barrow Street. The CRS is proposed to occupy the ground floor unit on the right hand side.

RENDERINGS



NORTH ELEVATION



SOUTH ELEVATION

SITE PLAN





3M Fasara - Fabric, Frost & Matte

3M™ Fasara™ Fabric, Frost, Matte Glass Finishes feature a collection of high end decorative window film designs that trace their origins to ancient South East Asia. These unique window films inspired by **Japanese rice paper**, are the perfect way to add an organic ambience to your home or workspace.

3M™ Fasara™ Fabric, Frost, Matte Films allow you to easily tailor the amount of privacy a space possesses. **3M™'s** expertise in adhesives ensures you of fast, accurate, beautiful and durable application of your **FASARA™ Fabric, Frost, Matte Films** to a variety of glass surfaces.

Below are 6 samples from the collection of 34 patterns.

SH2MLCRX MILKY CRYSTAL EXT.



SH2FGMR MARE



SH2FGAT ALTAIR



SH2EMCH CHAMONIX



SH2EMES ESSEN



SH2FNCR FINE CRYSTAL



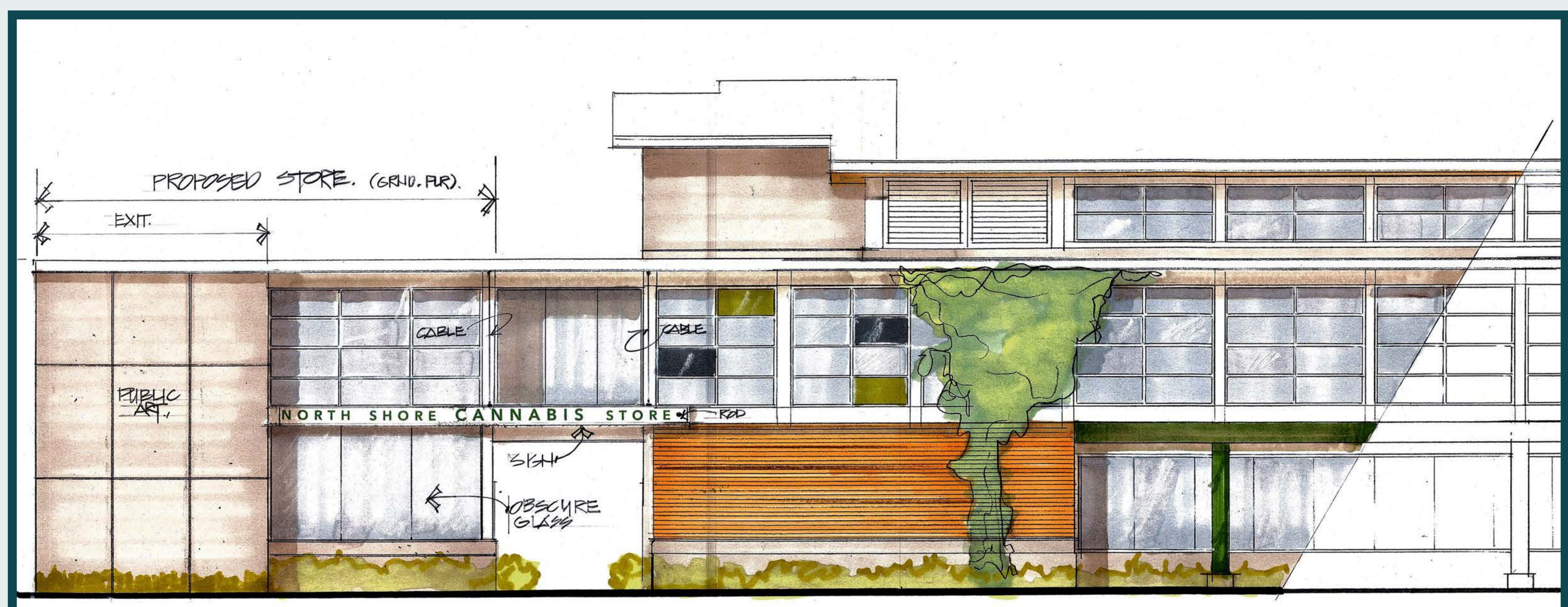
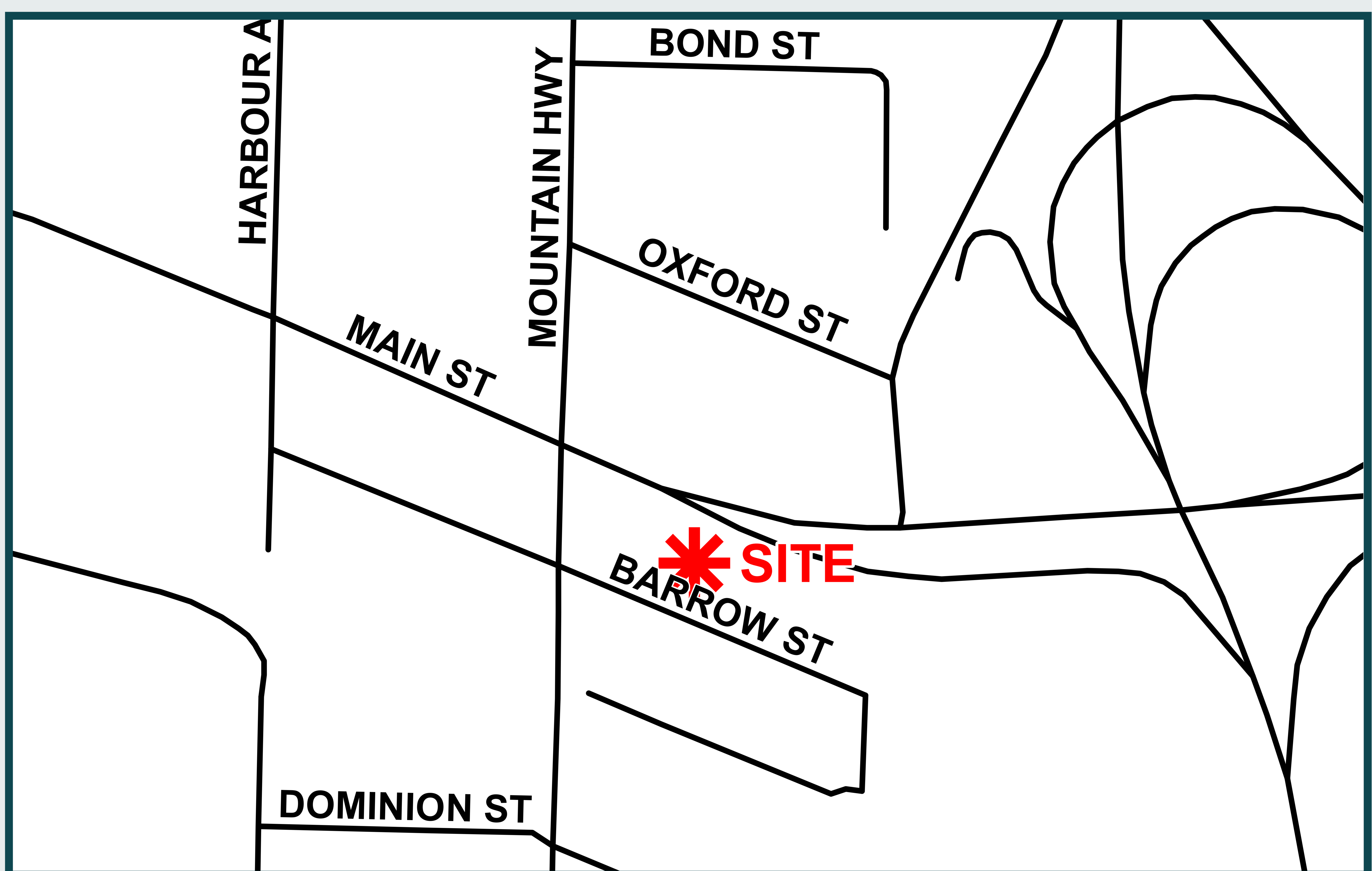
VIRTUAL PUBLIC HEARING

ZONING BYLAW AMENDMENT

6pm, Monday, July 27, 2020

Watch live at app.dnv.org/councillive

Cannabis Retail Store at 1520 Barrow Street





Job #002404

July 31, 2019

via email: bellwooda@dnv.org

Ashley Bellwood
Planning Assistant
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Ashley Bellwood:

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: 1181854 B.C. LTD.
Proposed Establishment Name: North Shore Cannabis Store
Proposed Establishment Location: unit 103 - 1520 Barrow Street North Vancouver

The Applicant, 1181854 B.C. LTD., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 9:00am to 9:00pm, seven days a week. The applicant contact is John McNally/ 604-341-4366/ john@jmdi.ca.

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

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

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

OR

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

**Liquor and Cannabis
Regulation Branch**

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

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

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

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a “fit and proper” assessment, which is comprised of financial integrity checks and security screenings of the applicant and persons associated with the applicant. Once the assessment is complete, you will be notified of the LCRB’s **determination**. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant’s suitability.

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

If you have any questions regarding this application please contact me at 778-974-2349 or Carole.McHale@gov.bc.ca .

Sincerely,



Carole McHale
Senior Licensing Analyst

Attachment

copy: 1181854 B.C. LTD.



June 05, 2020

Job #002404

via email: nordine@dnv.org

Emel Nordin
Development Planner
District of North Vancouver
355 West Queens Road
North Vancouver BC V7N 4N5

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: **1181854 B.C. LTD.**
Proposed Establishment Name: **North Shore Cannabis Store**
Proposed Establishment Location: **103-1520 Barrow Street North Vancouver BC V7J 1B7**

The Liquor and Cannabis Regulation Branch (LCRB) has completed its assessment of the eligibility and suitability requirements of the *Cannabis Control and Licensing Act* ("the Act") for the applicant, including for persons associated with the applicant.

This letter confirms that based on the application, the general manager has determined that the applicant is presently fit and proper for the purposes of the Act. Please note that the general manager has the authority under the Act to assess whether an applicant or licensee is fit and proper at any time during the application process or during the term of the licence.

One of the requirements that must be met before the issuance of a Non-Medical Cannabis Retail Store licence under the Act is a positive recommendation from the local government and/or Indigenous nation of the area in which the proposed retail store would be located. The remainder of the licensing process depends in part upon this recommendation. The general manager must take the recommendation into account in deciding whether to issue the Cannabis Retail Store licence to the applicant. If the local government or Indigenous nation has decided or decides that it will not make a recommendation regarding this application, please contact the LCRB at your earliest convenience.

For more information on roles of local governments and Indigenous nations, please see the following links.

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

OR



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

If you have any questions, please contact me at 778-974-2349 or Carole.McHale@gov.bc.ca

Sincerely,

A handwritten signature in black ink, appearing to read "Carole". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Carole McHale
Senior Licensing Analyst

copy: Applicant
District of North Vancouver planning@dnv.org
Rupi Gill, Provincial Director Compliance