

## PUBLIC HEARING BINDER

1560 Main Street



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**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 signup 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 4<sup>th</sup> 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 33<sup>rd</sup> 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**

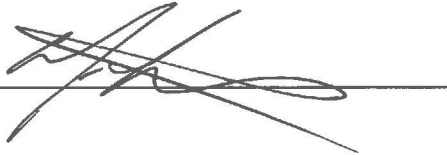
**SECONDED by Councillor CURREN**

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

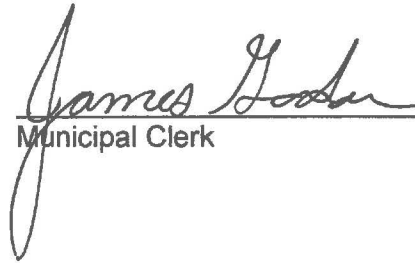
**CARRIED**

(8:46 p.m.)

\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Municipal Clerk



**Re: Cannabis Retail Store Rezoning Rationale – Kiaro Brands Inc. (formerly known as Aura Cannabis Inc.)**

**1560 Main Street, North Vancouver (the proposed “CRS”)**

Kiario is pleased to submit this letter in support of its application for a text amendment to permit cannabis rezoning at the above location in the District of North Vancouver.

**About Kiario**

Kiario is a cannabis retail company based in British Columbia that carries a variety of curated products appealing to individuals who wish to enjoy cannabis responsibly. Kiario’s leadership team is comprised of professionals from across a variety of industries who have a proven track record of success and a dynamic plan for sustainable market growth based on a balanced commitment to our people, operations, and finances. Kiario’s name derives from the Italian word *chiaroscuro*, meaning “to emerge from the darkness into light” – a nod to the new era of cannabis legalization. We currently operate three fully compliant retail stores at the following locations:

- 1316 Kingsway, Vancouver (Cannabis Retail Store Licence: #450043)
- 212 20<sup>th</sup> Street, Saskatoon (Cannabis Retail Store Permit #R1050-2022)
- 1220 La Ronge Avenue, La Ronge (Cannabis Retail Store Permit #R1073-2022)

In addition to these stores, Kiario has received Final Approval from the BC Liquor and Cannabis Regulation Branch (LCRB) for cannabis retail stores, which are scheduled to open in 2020 at:

- 78 Wharf Street, Nanaimo (Cannabis Retail Store Licence: #450211)
- 475 Gorge Road East, Victoria (Cannabis Retail Store Licence: #450205)

Through our retail stores we offer a customized omni-channel cannabis experience that is inviting, convenient, and appealing, allowing consumers to choose safe and reputable products. We achieve this through best-in-class staff training, strong product knowledge and educational resources. We also seek to create true and long-lasting partnerships with the communities and neighbourhoods in which we operate by investing in meaningful community development initiatives that align with our vision and values.

## **Our Commitment**

- Kiaro represents a community-minded, full service retail model focused on an exceptional retail experience
- Kiaro believes in partnering with the communities in which we will operate and commits to engaging in active and ongoing consultation to ensure we educate and engage with the stakeholders we serve
- Kiaro believes in putting people first and creates a supportive working environment by investing in employee education and good management practices

## **Cannabis Retail Store Zoning Criteria**

Kiaro has thoroughly reviewed the criteria required by the District of North Vancouver and is submitting this application for rezoning in compliance with District bylaws and rezoning application requirements. This application is submitted with cognizance of the approved "Non-medical Retail Cannabis Policy" Business Licence Bylaw 4567, Fees and Charges Bylaw 6481, and the Notice Enforcement Bylaw 7458 to create the ability for approvals of cannabis retailing, manufacturing and warehousing.

## **Location**

The location of the proposed CRS at 1560 Main Street, North Vancouver has been carefully chosen as it is already zoned as a C2 (General Commercial Zone 2) property and has a buffer exceeding 200 metres from elementary and high school as determined by the District of North Vancouver. The proposed location is a logical one for being near an urban node, commercial centres and transit corridors. Customers will be able to use a variety of transport methods including cycling, walking, transit as well as their vehicles to visit the proposed CRS:

- There is a significant number of existing residential properties and proposed future residential developments within a reasonable walking distance
- Phibbs Exchange transit hub is approximately 100 metres offering easy access for transit users
- Kiaro will install cycle parking directly outside the proposed CRS. The location and design of the cycle parking will be determined in partnership with the District of North Vancouver. Employees who cycle to work will be able to securely park their bicycle within the staff area on the first floor of the store to ensure the cycle parking outside is retained for use exclusively by Kiaro's customers
- A parking lot, compliant with Bylaw requirements, for the exclusive use of our customers will be able to accommodate 4 vehicles at the rear of the CRS. Signage will be prominently displayed at the front of the store to direct customers into the parking lot. Additional signage will be

prominently displayed at the entrance to the parking lot to ensure customers park in the appropriate spaces allocated for Kiaro's customers. Each bay allocated for the exclusive use for Kiaro customers will be identified with signage

- A reciprocal access easement will be obtained from the landlord of the neighbouring property at 1534 Main Street to provide the necessary land to accommodate the maneuvering lane for access to the 4 parking bays
- We expect to employ between 12-15 members of staff. This will be divided between approximately 5 or 6 full-time and the remainder being part-time staff. At any one time no more than 3-4 employees will be working in the store
- To encourage use of sustainable transit options while there are infrastructure developments in the area, Kiaro will commit to substantially offset the cost of a monthly transit pass for all full-time members of management staff at this location.
- This initiative, combined with secure bike parking for staff and our intention to employ staff from the local community will help to alleviate staff travel impact on the local community and ensure that the parking lot at the rear of the CRS is kept exclusively for customers' use.
- Further details regarding this are contained within our Vehicle Access, Parking and Traffic Mitigation Plan

Kiario has committed to engaging with the neighbouring business prior to opening, and over the long-term should we be successful in our proposal for a CRS, in order to incorporate their needs and feedback into our planning processes. We are committed to providing information and resources for local stakeholders upon request about how the regulated retail cannabis sector can, and will, protect the interests of local residents by improving public health and safety and curbing the presence of the illicit market in the community. Kiario will develop a location that will support the District of North Vancouver's efforts to build both commercial diversity and long-term employment opportunities.

## **Building and Site**

- Proposed Size of Facility: 1,800 sq ft
- Proposed Operating Hours: 09:00am to 9:00pm, Sunday to Saturday

The development of the proposed site into a CRS aims to further the increasing vibrancy of the Main Street corridor. The design elements will be conceived to improve and enhance the aesthetics of the business community and surrounding area to ensure a positive experience for local business owners, residents and visitors to The District of North Vancouver. We are planning significant upgrades to the building, including tenant improvements to the interior and exterior, as well as on-going maintenance,

window cleaning and landscaping to complement the esthetics of the local community. The exterior works to the building will be designed in accordance with the Lynn Creek Design Guidelines.

### **Community Impact Considerations**

We are confident Kiaro will not only meet but exceed the community's expectations for a retail cannabis store. We have consulted in-person with all business operators in the area within 300m of our proposed location and provided a letter with an overview of our operating history, values, and commitment to socially responsible cannabis retail. We also provided each business owner with the direct contact information of our Senior Vice President of Retail Operations & Community, Andrew Gordon, in the event that they ever had any questions or feedback to share. Through these in-person engagements we were able to familiarize ourselves with potential challenges and perceived negative impacts that the proposed CRS may have on the community; and as a result, Kiaro has identified and will implement specific measures to minimize or prevent these impacts from occurring by ensuring compliance and consideration through:

#### Store Operation

1. Strict inventory management and sales records will be maintained and made available to provincial government inspectors upon request
2. An incident log will be maintained to report problematic patrons, accident or injury in the store, any illegal acts, or need to call emergency personnel. We will ensure that staff learnings are shared through review of the logbook and at regular staff meetings
3. Cannabis products will not be accessible to customers other than at the point of sale and will otherwise be stored in the back room or in locked display cabinets which will further prevent odour issues and improve safety
4. All customers will be provided a shopping bag that complies with the advertising and promotional restricts in the federal Cannabis Act
5. There will be no online sales from the store or by Kiaro in B.C., no sales of gift cards and no delivery services to ensure compliance with provincial regulations
6. The public area of store is located exclusively on the ground floor and the manager's office and staff areas are located on the second floor. The staff area on the second floor is for employees to relax in during their breaks and the storage area provides them with an area to store their belongings safely while they are working. The second floor will be in use only during the hours the ground floor is open for business.

### Store Design & Build

1. The store layout will ensure that no cannabis products are visible from the street, and there will be no offsite storage of cannabis products to improve security and public safety. The opaque windows (a requirement of the provincial government will be aesthetically designed with cognisance to both the federal legislation relating to cannabis marketing and the Lynn Creek Design Guidelines)
2. The office space on the first floor provides space for a staff room for employees to take their breaks, to store their personal belongings securely and for the manager to have an office. Customers will not have access to this area, no cannabis or cannabis products will be stored on the first floor and the first floor will be used only during the time that the Cannabis Retail Store is open to the public.

### Store Safety & Security

1. The internal & external security cameras system will be compliant with all provincial requirements of a Cannabis Retail Store
2. Security cameras will be active and recording at all times, including when the store is not open for business
3. Security camera recordings will be turned over the B.C. Liquor and Cannabis Licensing Branch or law enforcement as required

### Compliance with Provincial and Municipal Regulation

1. Staff will be instructed to always cooperate with law enforcement and provincial or municipal staff & inspectors
2. All cannabis products will remain in sealed odourless containers, and no cannabis products will be opened in the store to prevent odours from impacting the local community
3. We will ensure that we display signs in accordance with prohibitions outlined in Smoking Regulation Bylaw 2010 No. 7792
4. We will also work to educate our staff and clients about the prohibitions outlined in Smoking Regulation Bylaw 2010 No. 7792 with respect to no-smoking in the CRS and immediate vicinity, designated public spaces and required distancing protocols from transit stops
5. The Cannabis Retail Store will be compliant with all existing provincial requirements for a Cannabis Retail Store, the British Columbia Building Code, DNV Fire Bylaw 7481, the DNV Construction Bylaw and the British Columbia Fire Code
6. A complete Building Code analysis will be submitted with a Building Permit application

7. Door hardware for all external doors will comply with provincial requirements of a Cannabis Retail Store and the British Columbia Building Code

### Social Responsibility

1. Ongoing staff training and staff meetings to review government policy bulletins, regulatory changes and municipal developments. This is over and above all mandatory government training
2. Store design and operating protocols that ensure no minors enter the premises
3. Operating protocols in place to ensure that our staff ask for two (2) pieces of identification, including one with a picture to confirm both age and identity. Kiaro commits to adherence to all federal and provincial laws and regulations, and will consistently implement compliance to the highest operational standards by only accepting the prescribed forms of primary and secondary ID options, and verifying the ID of every patron that enters the store
4. Regular updates for our staff on how to verify various kinds of ID issued in other countries
5. Any patrons causing a disturbance will be addressed promptly by staff and if behaviour is not immediately addressed, they will be asked to leave the store
6. We will educate staff and customers that the excise tax label and other seals on cannabis product containers must remain intact while they are in transit to prevent odours and improve safety
7. Social responsibility materials regarding health and safety impacts provided by provincial government will be displayed throughout the CRS. In addition to this we will provide our own information in compliance with government guidelines
8. Kiaro will provide appropriate annual support by way of financial, or in-kind contributions for local not-for-profit and charitable groups that help to improve environmental stewardship, alleviate poverty, and improve the quality of life for residents in the community. We will also look for meaningful ways to encourage and support our staff to volunteer with local not-for-profit groups, and for community events and causes, that benefit residents and business owners in the local area, and across the District
9. The CRS will host semi-annual community open-house event where local business owners and residents can engage directly with Kiaro management to share their feedback and learn more about our activities in the community, and about the value of the regulated retail cannabis sector in terms of improving public health and safety and eroding the presence of the illicit market

## **Consumer Market Segments**

All marketing and branding efforts will be undertaken in compliance with the marketing and advertising restrictions in the federal Cannabis Act and the provincial Cannabis Control and Licensing Act, as well as any additional restrictions put in place by the District of North Vancouver. Kiaro's target demographics for the proposed CRS are set out as:

- Aged 19yrs +
- Post-secondary education with a household Income: +\$75,000
- Successful careers, with strong social connections with friends and family
- Active lifestyles, open-minded, interested in travel, personal development and health
- Some cannabis experience, but limited product knowledge

## **Promoting the Cannabis Act and Cannabis Control and Licensing Regulations**

Kiario is committed to ensuring our retail cannabis stores not only meet but exceed the regulations set by the federal government, provinces and municipalities. We see our role as crucial to:

- Protecting young Canadians by keeping cannabis out of the hands of children and youth
- Enhancing public awareness about responsible use
- Improving public understanding about social stigma and legal issues
- Offering only legally sourced, federally approved, analytically tested products acquired from government authorized distributors and licensed producers

## **Integrating Cannabis Retail into the Local Business Community**

Prior to and throughout submission of Kiario's application for a CRS in the District of North Vancouver, we have undertaken direct, in-person engagement with the local business community in our immediate vicinity, as well as with the North Vancouver Chamber of Commerce to discuss local community impact and business concerns related to the opening and operations of the proposed CRS. Kiario's engagement with local businesses and community stakeholders is a cornerstone of the work we undertake both prior to and following the opening of any CRS. We are committed to ensuring we are integrated into the established business community by:

- Joining local business associations to support the community's greater development goals
- Executing a clean, modern design that compliments the community's business esthetic



- Providing refined and sophisticated retail experience to destigmatize cannabis retail and compliment the District's revitalization and sustainability objectives
- Making ourselves available for additional consultation with the local business community

### **Community Notification and Engagement**

In addition to the ongoing engagement with the local business community, and prior to the application proceeding to Council, Kiaro has developed a robust and responsive community education and engagement plans. These plans include:

- Partnering with local thought leaders and licensed producers to provide educational resources to consumers and community stakeholders about the value of the regulated supply-chain, and how it protects public health and safety through quality assured and analytically tested products
- Holding regular staff training events and consumer education programming
- Ensuring there are multiple pathways for the community to provide feedback in-person or online
- Engaging in a dialogue with the community through bi-annual open-houses and education events

### **Positive Impacts for the Community**

We believe Kiaro's planning and operational impacts will also create a number of positive outcomes for the community. Financial impacts in the local area will be realized through our commitment to sourcing out local service providers to help build and operationalize the proposed CRS. We will actively recruit staff from the local area which will benefit the local economy as well as reducing commuting times and travel distances for the staff. Kiaro is also committed to creating positive social impacts by operationalizing a best-in-class retail experience to help destigmatize the retail cannabis sector; and by partnering with the communities in which we operate and engaging in active and ongoing consultation to ensure we continue to educate and inform key local business stakeholders and the public.

We believe in putting people first and in creating a supportive working environment by investing in employee education and good management practices. We know that knowledgeable, well trained and community-minded staff are the cornerstone of a successful cannabis retail store, and so in support of creating positive outcomes for the people and communities in which Kiaro operates, we are committed to:

- Inclusive hiring practices
- Above average living wages for our full-time management staff; and hourly wages for our frontline sales associates and key-holders that are well above minimum wage standards
- Comprehensive benefits packages for all staff members

- Positive company culture, work/life balance, and professional development opportunities
- Ongoing products, systems and compliance training
- Supporting local community involvement and active volunteering within the District

Thank you very much for considering this application for a CRS. Should you have any further questions, please feel free to contact me directly.

Sincerely,

**Nick Landells**

Head of Licensing at Kiaro

#300 - 110 E Cordova St, Vancouver BC

P: 1.888.623.2420 | M: 236.886.1244 | E: [Nick@kiaro.com](mailto:Nick@kiaro.com) | W: [kiaro.com](http://kiaro.com)

## **VEHICLE ACCESS, PARKING AND TRAFFIC MITIGATION STRATEGY**

### **Context**

1560 Main Street is located within the Lower Lynn Town Centre. The District of North Vancouver's Official Community Plan aims to create a complete community in this area which will see the increase of approximately 3,000 new residential units built around increased density of housing, commercial and employment uses. Immediately to the north of the proposed cannabis retail store are a small number of single family homes on Oxford Street. These are the subject of development permits to become part of the high density housing development with a new laneway through Oxford Street close to the rear of 1560 Main Street. New short term public parking bays are to be introduced along Oxford Street as part of the Town Centre redevelopment plan.

The Lower Lynn Town Centre area is planned to be a high use transit area. 1560 Main Street is located on a bike route adjacent to numerous transit routes, very close to a trail and pedestrian greenway as identified in the OCP and in close proximity to the Phibbs Exchange transit hub. Orwell Street, approximately 50 metres to the east of 1560 Main Street, is to be established as a greenway prioritizing walking and cycling.

Through the operation of our existing three cannabis retail stores Kiara has experience and knowledge of customer behaviour patterns with respect to travelling to the store and how long customers typically stay within the store. As a result of this experience we know that customers travel to the store using various methods - walking, transit, cycling and vehicle use.

### **Walking**

There is already an established residential community north and west of the proposed cannabis retail store. There are a number of new, high-density, residential developments nearing completion and more planned in the vicinity of the proposed cannabis retail store. As a result of this, the proposed cannabis store is already within a very convenient walking distance of many of our potential customers, and we expect that the local customer base will expand as the number of available residential units increases.

### **Cycling**

In line with the District of North Vancouver's Official Community Plan and Transport Plan Kiaro will help encourage an increased use of customer visits by bicycle. The proposed cannabis retail store is located on the Main Street Bike Route and it is expected an increased number of cyclists will travel along that route as bike usage increases over time. Kiaro is therefore committed to providing facilities directly outside the store for customers to park their bike securely while they visit the premises.

### **Transit**

One of the north shore's major transit hubs, Phibbs Exchange, is located about 100 metres from the proposed cannabis retail store. According to information obtained from [www.translink.ca](http://www.translink.ca) Phibbs Exchange is "one of the most important bus exchanges in the region, serving 16 bus routes and almost 16,000 passengers daily". Kiaro therefore expect a significant number of our customers to make the short and accessible walk from Phibbs Exchange to visit the store during their transit journey. As part of our commitment to sustainable business practices and environmental stewardship, we will work to develop an on-going conversation with our staff, and with our customers, about the advantages of choosing sustainable transportation options. Once the redevelopment of this area is complete the accessibility of the proposed cannabis retail store to Phibbs Exchange will only improved as new pedestrian walkways are built.

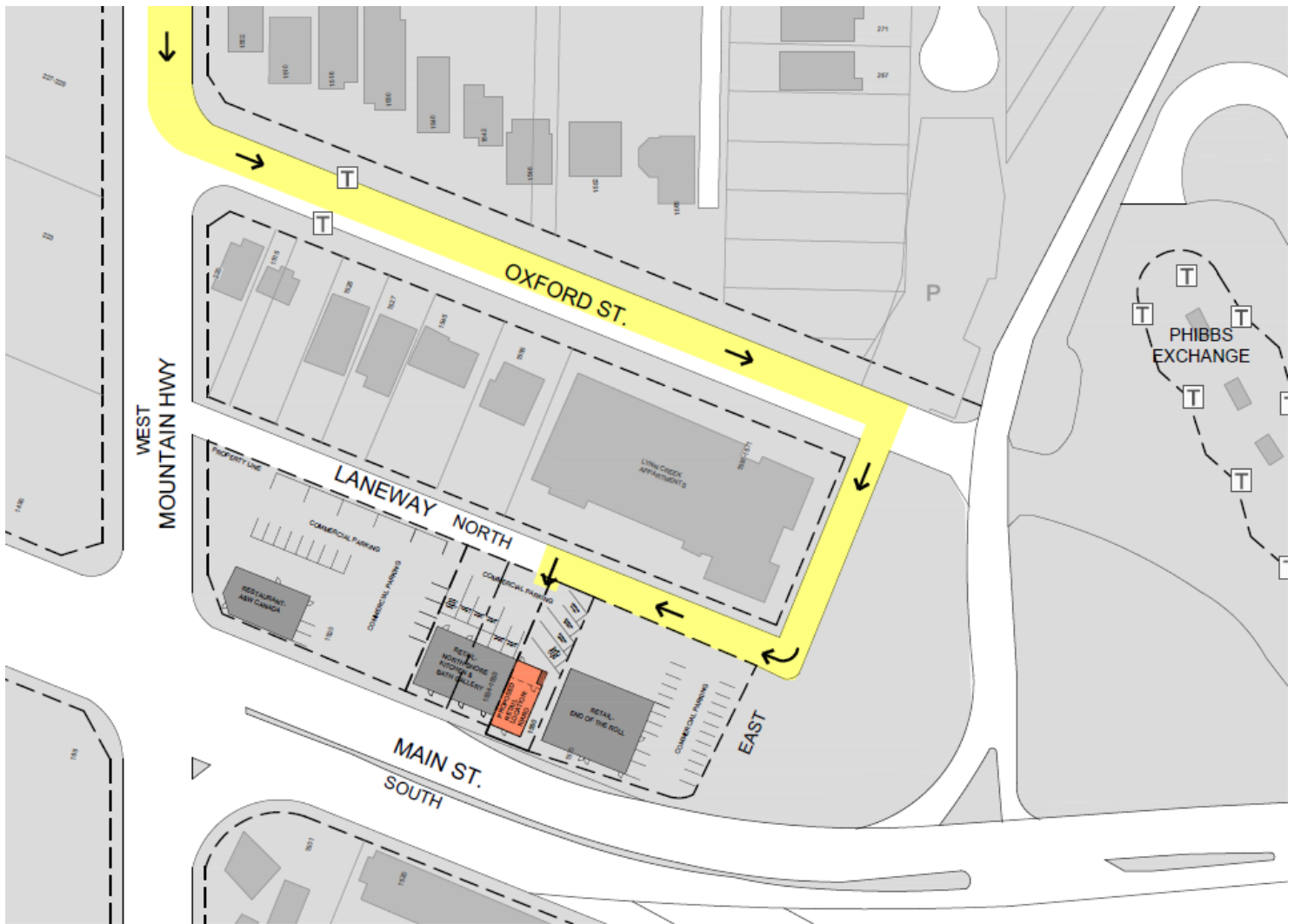
### **Vehicle Access and Parking**

Kiaro expects the proximity of the store's location to people's homes, cycle routes and transit options will mean that the majority of our customers will visit the premises using sustainable options. However, we do recognize that there will be a number of customers who use their vehicle to visit the store. To enable this in such a way as to mitigate any impact on the local community Kiaro will provide parking lot at the rear of the store for 4 vehicles for the exclusive use of our customers.

In the short term this parking lot will be accessible from Oxford Street off Mountain Highway. Upon completion of the Ministry of Transport's infrastructure project the parking lot will also be accessible to vehicles driving along Orwell Street. This parking lot will remain accessible to customers throughout the construction works and after the infrastructure project is completed.

In our experience, cannabis stores do not generate high vehicle traffic volume. We are confident that the provision of a parking lot plan at the rear of the premises will not have any material or adverse impacts on residents or businesses in the vicinity.

Map showing current access to proposed parking lot.



Artist impression showing access from Oxford Street to laneway north of the proposed cannabis retail store through the improved road junction following the redevelopment of Orwell Street and Phibbs Exchange.



Typically, we employ 10 staff members and there would normally be 2-4 members of staff working at any one time depending on expected customer numbers. All members of staff that do not live within walking distance of the store will be encouraged to travel to work using bicycles or public transit. Secure bike parking for staff will be provided separate from the facilities provided to customers. We are also committed to providing staff parking bays offsite to ensure that the parking lot at the rear of the proposed store is available for customers' exclusive use.



## **ODOUR MITIGATION STRATEGY**

### **Minimizing Odours**

All legal cannabis products sold by Kiaro are packaged in smell proof and child resistant containers which are sealed at the manufacturer and may not be opened in the retail store. All cannabis products sold within the Kiaro store will be purchased through BC's Liquor Distribution Branch and therefore packaged by the manufacturer to be compliant with all federal and provincial requirements. There will therefore be no odours emanating from the premises from the storage or sale of cannabis products.

Additionally, Kiaro will not permit any smoking of cannabis products on the premises or in the immediate vicinity of the store. In accordance with the District of North Vancouver's Smoking Regulation Bylaw 2010 No. 7792 we will prominently display signage informing customers that they cannot smoke inside the store and within 6 metres of the store, its doorways, windows and air intakes. The design of the signage (specifically the wording and graphics used) will be compliant with the requirements of the Bylaw.

Anyone found to be smoking or otherwise consuming cannabis products in or near the store (whether customers of Kiaro's store or not) will be asked to leave immediately. We will also maintain regular engagement with the local business community to ensure we are meeting community expectations and working towards collective solutions if any issues arise. These collective measures mean that there should be no possibility of odour issues from the operation of the store, however, if there was ever a problem identified, we would immediately take measures to address it. Kiaro is committed to consistently engaging with our local community of business neighbours to ensure compliance, and to work towards collective solution building should any issues arise.





1560 Main Street - Existing Store Frontage



Storefront of Applicant's Vancouver Location



KIARO

# CONCEPT - INSPIRATIONAL SPACES/ IMAGES

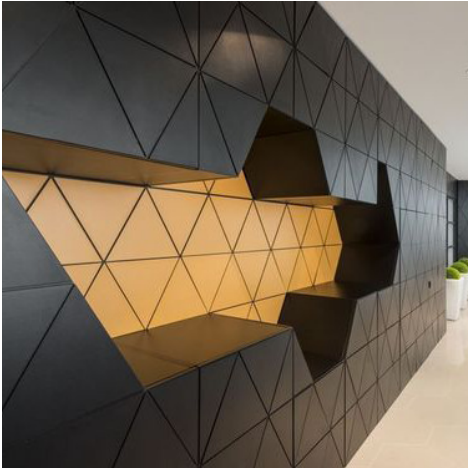
FEATURE BUD WALL



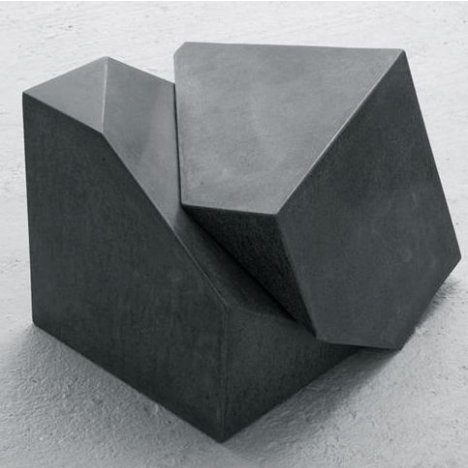
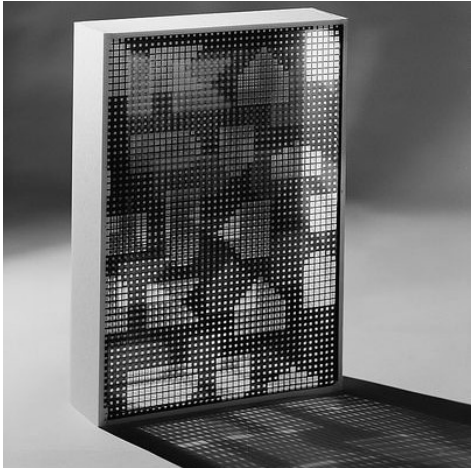
SHOWROOM FIXTURES



ID CHECK-IN FEATURE WALL



VISUAL PARTITION



CONSULT/LOUNGE

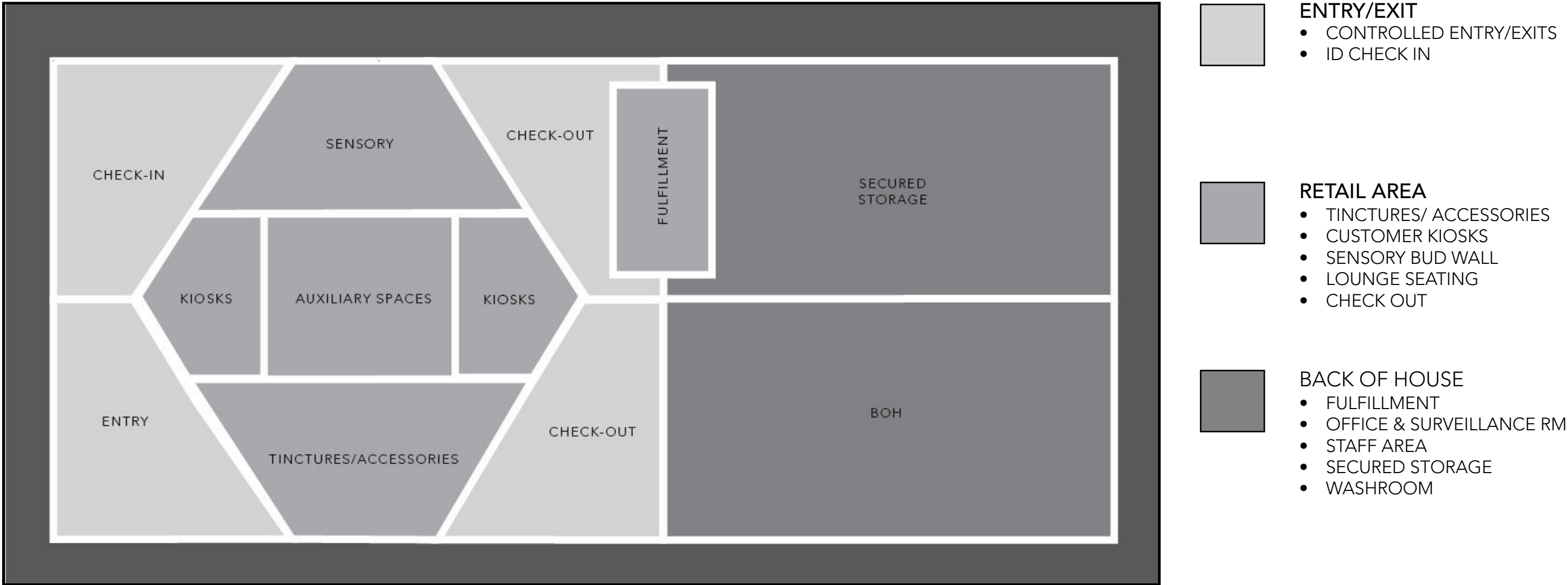




KIARO

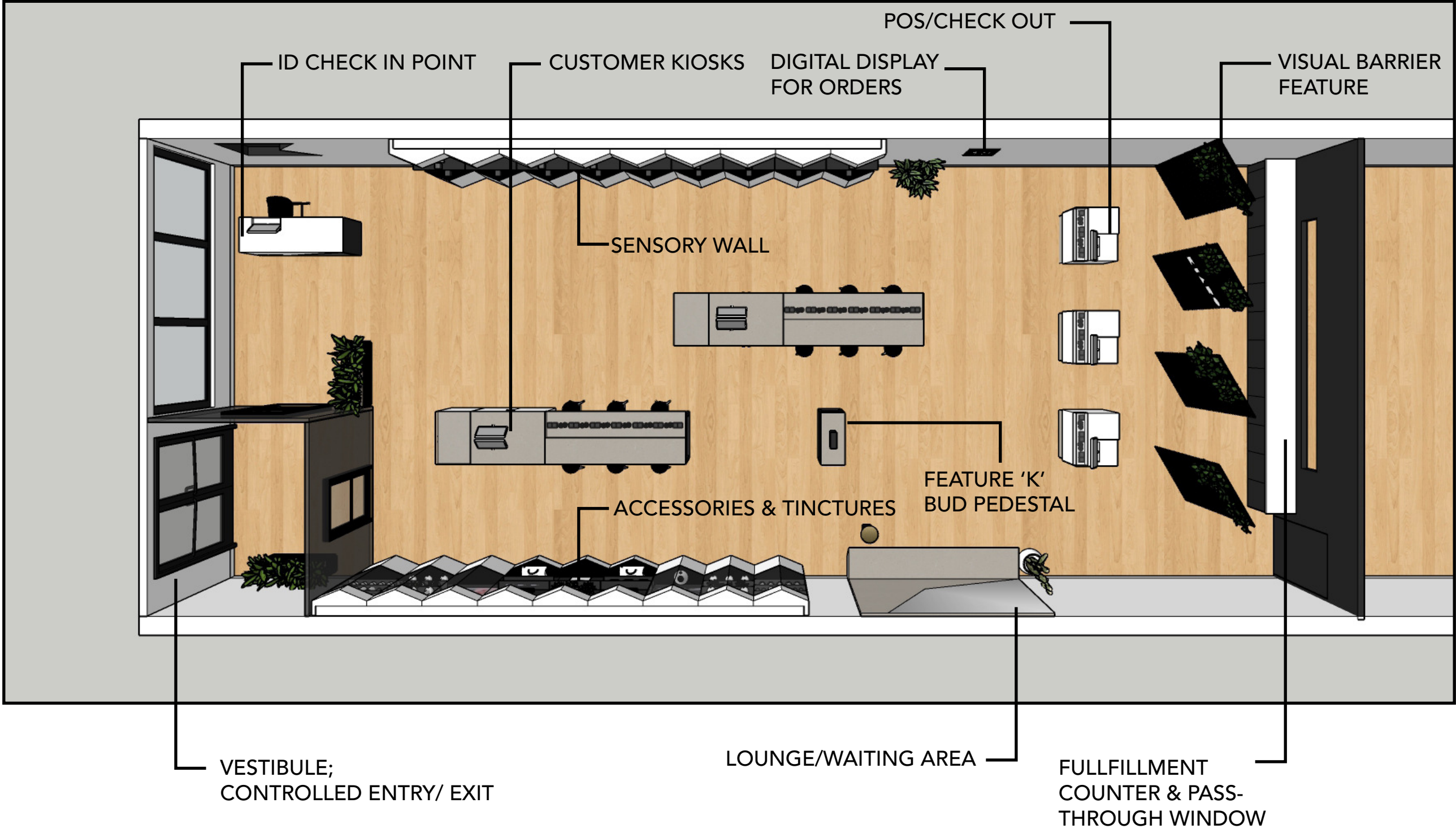
# SPATIAL ZONES

ALL KIARO LOCATIONS INCLUDE 3 ZONES: CONTROLLED ENTRY/EXIT, RETAIL AREA , AND BACK OF HOUSE. EACH OF THESE ZONES CONTAINS SPACES THAT ARE USED IN SIMILAR WAYS. TO MEET FUNCTIONAL REQUIREMENTS, EACH SPACE HAS TO HAVE A MINIMUM AMOUNT OF SQUARE FEET AND BE NEAR OTHER RELATED SPACES. THIS DIAGRAM DEPICTS ALL THE ZONES AND SPACES OF THE RETAIL STORE BASED ON SCALE AND PROXIMITY. THE ADJACENCIES SHOWN ARE BASED ON USED FLOOR AND OPERATIONAL NEEDS. THOUGH THESE SPACES CAN EASILY BE RECONFIGURED TO FIT A VARIETY OF LOCATIONS, CARE SHOULD BE TAKEN TO MAINTAIN THESE SPATIAL RELATIONSHIPS.



KIARO

# TYPICAL FLOOR PLAN LAYOUT





KIARO

INTERIOR RENDERING- POS/ CHECK OUT

ILLUMINATED 'KIARO' FEATURE

PERFORATED METAL WITH GREENERY TO CREATE VISUAL BARRIER FROM FOH & FULFILLMENT



3'-0" LONG POS CHECK OUT

"ADD ON" VIGNETTE  
DISPLAYS BUILT INTO  
CUSTOMER FACING POS;  
ILLUMINATED COUNTERTOP  
SURFACE WITHIN



FLIP-UP RECESSED  
ACCESSIBLE COUNTER

NOTE: RENDERING IS FOR DESIGN CONCEPT ONLY. DO NOT BUILD FROM RENDERING.





Job #002500

July 24<sup>th</sup>, 2019

via email: bellwooda@dnv.org

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

**Re: Application for a Non-Medical Cannabis Retail Store Licence**  
**Applicant: Aura Cannabis Inc.**  
**Proposed Establishment Name: Kiaro**  
**Proposed Establishment Location: 1560 Main St, District of North Vancouver**

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The Applicant, Aura Cannabis Inc., has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 9:00am to 11:00pm, seven days a week. The applicant contact is Kayleigh Donahue (tel: 236-886-1488, email: [kayleigh@kiaro.com](mailto:kayleigh@kiaro.com)).

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

The LCRB is requesting the 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](#)

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

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**Liquor and Cannabis  
Regulation Branch**

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

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

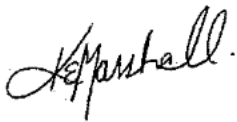
Website:  
[www.gov.bc.ca/cannabisregulation  
andlicensing](http://www.gov.bc.ca/cannabisregulationandlicensing)

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

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

If you have any questions regarding this application please contact me at 778-974-4503 or [kerry.marshall@gov.bc.ca](mailto:kerry.marshall@gov.bc.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "K Marshall".

Kerry Marshall  
Senior Licensing Analyst

Attachment

copy: *Aura Cannabis Inc.*



October 24, 2019

Job #002500

via email: [planning@dnv.org](mailto:planning@dnv.org), [bellwooda@dnv.org](mailto:bellwooda@dnv.org)

Ashley Bellwood  
Planning Assistant  
District of North Vancouver

**Re: Application for a Non-Medical Cannabis Retail Store Licence**  
**Applicant: Aura Cannabis Inc.**  
**Proposed Establishment Name: Kiaro**  
**Proposed Establishment Location: 1560 Main St., North Vancouver, V7J 1E2**

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

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

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

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

[https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/local\\_government\\_role\\_in\\_licensing\\_cannabis\\_retail\\_stores.pdf](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](https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/indigenous_nation_role_in_licensing_cannabis_retail_stores.pdf)

If you have any questions please feel free to contact me at [kerry.marshall@gov.bc.ca](mailto:kerry.marshall@gov.bc.ca) or 778-974-4503.

Sincerely,

Kerry Marshall  
Senior Licensing Analyst

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**Liquor and Cannabis  
Regulation Branch**

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Facsimile: 250 952-7066

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



copy: Applicant  
Rupi Gill, Provincial Director Compliance