

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**Cannabis Retail Store at 385 North Dollarton Highway  
Zoning Bylaw Amendment**

REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, March 3, 2020 commencing at 7:00 p.m.

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

**Absent:** Councillor J. Hanson

**Staff:** Ms. J. Paton, Assistant General Manager – Development Planning & Engineering  
Mr. J. Gordon, Manager – Administrative Services  
Ms. S. Dale, Confidential Council Clerk  
Ms. E. Nordin, Development Planner  
Ms. J. Simpson, Confidential Council Clerk

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**1. OPENING BY THE MAYOR**

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

Mayor Little stated that:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If a written submission has been submitted there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to the bylaw under consideration at this hearing;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- Any additional presentations will only be allowed at the discretion of the Chair;

- Council is here to listen to the public, not to debate the merits of the bylaw;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the hearing, or Council may close the hearing, after which Council should not receive further new information from the public;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8422 proposes to add Cannabis Retail Store as a permitted use for the property located at 385 North Dollarton Highway in the Dollarton Village Shopping Centre.

## **3. PRESENTATION BY STAFF**

Ms. Emel Nordin, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Nordin advised that:

- The Dollarton Village Shopping Centre is located at the southwest corner of North Dollarton Highway and Dollar Road and the site is located within a residential neighbourhood with single-family residential properties located to the north, east, south and west;
- The proposed cannabis retail store is to be located in a ground floor retail space in the existing two-storey building located at the south end of the Dollarton Village Shopping Centre;
- The site is zoned General Commercial Zone 2 (C2) which permits Cannabis Retail Store use when that use is specified for a particular property in Section 405B (1) of the Zoning Bylaw;
- Bylaw 8422 proposes to add 385 North Dollarton Highway to the list of properties permitted to have one cannabis retail store;
- The proposed retail location is accessed from North Dollarton Highway via a driveway providing access to the parking lot at the south (rear) of the building;
- The front entrance to the proposed cannabis retail store is accessed from this parking lot;
- If the text amendment is approved, new signage is proposed to be installed on the south elevation and a sign permit will be required prior to installation;
- Updates will also be made to the exterior door entrance and exit;
- The proposal has been reviewed relative to the Non-medical Retail Cannabis Policy and the project for the most part complies, with the exception of the site's location outside of a key growth centre; however, this policy does allow for locations to be considered outside of growth centres on a case by case basis;
- In compliance with Provincial security requirements, the proposed store will include a number of security features including:
  - Secured storage space for products;
  - Security film on all windows, doors and display cases;
  - Retractable security shutters on exterior doors and windows; and,

- A 24/7 alarm system and video surveillance;
- If the site does not receive rezoning approval from Council, the District will advise the Province that the site is not zoned to permit a cannabis retail store and the Province will then reject the application without issuing a license;
- Should the applicant submit a new application to the Province for the same site, it will be considered a new application;
- Similarly, should the applicant submit a new application for a different site, it will be considered a new application;
- Upon receipt of the application, approximately two-hundred notices were distributed to neighbours within approximately a 100m radius of the subject property and a sign was placed on the property in accordance with District's Notification Policy;
- The following is a summary of the input received:
  - 331 submissions opposed to the proposal;
  - 249 submissions in support of the proposal; and,
  - 3 submissions requesting clarification or stating concerns;
- There are some duplicates within these totals, as some respondents both signed a petition and provided a written submission, and others provided written input on more than one occasion. Staff are not able to, with one hundred percent certainty, provide an exact count of the duplicates, primarily because not all names on the petitions are legible;
- Some of the key concerns raised included:
  - The proximity to Sherwood Park Elementary School and the surrounding single-family neighbourhood;
  - The proximity of a cannabis store to the liquor store within the north part of the mall; and,
  - The potential for odour, noise and loitering;
- Positive comments received include:
  - That a cannabis store would be complementary to the existing mall; and,
  - The proposed unit has separate parking and a standalone storefront from other tenants; and,
- A complete list of feedback received and a detailed package of all input has been provided to Council and is included in the Public Hearing binder.

### **3. PRESENTATION BY APPLICANT**

#### **3.1. 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;
- Opined that the proposed cannabis retail store is located in a suitable area; and,
- Advised that the proposed Muse Cannabis Store will have a large distinct parking area.

#### **3.2. Mr. Geoff Dear, President of Muse Cannabis:**

- Spoke to the importance of educating customers; and,

- Provided an overview of the design of the proposed Muse Cannabis Store and opined that it will complement the surrounding neighbourhood.

#### **4. REPRESENTATIONS FROM THE PUBLIC**

##### **4.1. Ms. Sharman Munro, 4500 Block Cove Cliff Road:**

- Spoke in opposition to the proposed cannabis application;
- Commented that the proposed retail store is not in a suitable area;
- Noted that cannabis is harmful to children;
- Noted that the proposed shop is in close proximity to Sherwood Elementary School; and,
- Opined that a cannabis retailer is not supported within the community.

##### **4.2. Mr. Bradford MacLagan, 500 Block Raven Woods Drive:**

- Spoke in support of the proposed Zoning Bylaw amendment;
- Noted that security measures have been taken;
- Advised that the location complies with the guidelines as the site is more than 200 metres from Sherwood Park Elementary School; and,
- Opined that the proposed application has a discreet sign frontage.

##### **4.3. Ms. Jeanette Schisler, 400 Block Beachview Drive:**

- Spoke in opposition to 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.

##### **4.4. Mr. Derek Isley, 1500 Block Kilmer Road:**

- Opined that the proposed cannabis retail store is located in a suitable area;
- Commented that the products will be sold in a safe and secure environment; and,
- Spoke to the stigma of cannabis.

##### **4.5. Mr. Aaron Jonckheere, 2000 Block Bridgeman Avenue:**

- Spoke in support of the proposed application;
- Commented that the products will be sold in a safe and secure environment; and,
- Commented on the extensive community engagement and noted that their concerns have been addressed.

##### **4.6. Ms. Vanessa James, 4200 Block Golf Drive:**

- Spoke in opposition to the proposed application;
- Commented that the proposed retail store is not in a suitable area;
- Expressed concerns with increased vehicle traffic and noise issues; and,
- Expressed concern with the safety of the surrounding trails.

##### **4.7. Mr. Chris Porta, 3600 Block Deercrest Drive:**

- Spoke to the stigma of cannabis users; and,
- Opined that the proposed cannabis retail store is located in a suitable area.

Mayor LITTLE left the meeting at 7:51 pm.

Councillor BOND assumed the Chair.

- 4.8. Mr. Travis Schisler, 400 Block Beachview Drive:**
- Spoke in opposition to the proposed application;
  - Commented that cannabis is harmful to youth;
  - Expressed concern with the close proximity to Sherwood Elementary School; and,
  - Commented that the proposed retail store is not in a suitable area.
- 4.9. Ms. Cristi Porta, 3600 Block Deercreek Drive:**
- Spoke in favour of the proposed Muse Cannabis Store; and,
  - Commented that there is an opportunity to educate the community.
- 4.10. Mr. Peter Teevan, 1900 Block Indian River Crescent:**
- Spoke on behalf of the Seymour Community Association;
  - Noted that there is not a clear consensus on this proposal; and,
  - Urged Council to listen carefully to the community.
- 4.11. Ms. Jordeen Hodgson, 1000 Block Caledonia Avenue:**
- Spoke in support of the proposed application; and,
  - Noted that there has been minimal problems with the nearby liquor store.
- 4.12. Ms. Sarah Voth, 3600 Block Deercreek Drive:**
- Opined that this is the wrong location for a cannabis store; and,
  - Expressed concern with the proximity of the proposed store to the trails and children.
- 4.13. Ms. Frida Hallgren, 100 Block East Broadway:**
- Spoke in support of the proposed cannabis store;
  - Commented that the products will be sold in a safe and secure environment; and,
  - Spoke to the added benefits of cannabis to the community.
- 4.14. Mr. Randy Lines, 9700 Block 100 Street, Langley:**
- Noted that he is the Security Consultant for the proposed Muse Cannabis Store; and,
  - Advised that it is considered low risk and that his recommendations were received and acted upon.
- 4.15. Mr. TJ Patton, 1900 Block West 4<sup>th</sup> Avenue, Vancouver:**
- Noted that he is the Security Consultant for the proposed Muse Cannabis Store;
  - Opined that best practices have been taken; and,
  - Spoke in support of the proposed application.
- 4.16. Mr. Keith Marett, 4200 Block Dollar Road:**
- Spoke in opposition to the proposed application; and,

- Expressed concern with the location and close proximity to the trails and nearby schools.

**4.17. Mr. Alvaro Calderon, 500 Block Fairway Drive:**

- Expressed concern with the close proximity to Sherwood Elementary School;
- Spoke in opposition to the proposed cannabis store; and,
- Suggested that this store would be better suited in a more central location.

**4.18. Ms. Wilma, A Deep Cove Resident:**

- Expressed concern with the location and close proximity to nearby schools.

**4.19. Mr. Tony Wong, 2000 Block Panorama Drive:**

- Spoke in opposition to the proposed location;
- Expressed concern with children getting access to cannabis; and,
- Opined that a commercial area would be a more suitable area.

**4.20. Ms. Chhaya Jagpall, 300 Block Dollarton Highway North:**

- Expressed concern with the proposed location.

**4.21. Mr. Dax Gramuglia, 4300 Block Dollarton Road:**

- Spoke to the opportunity to educate the community;
- Opined that Muse would be a well-governed addition to the Deep Cove community; and,
- Commented that increased traffic would benefit small businesses.

**4.22. Mr. Chris Pow, 1600 Block Deep Cove Road:**

- Spoke on behalf of a District resident; and,
- Commented on the benefits of cannabis to reduce the frequency of his seizures.

**4.23. Ms. Adriana Ramirez, 500 Block Fairway Drive:**

- Spoke in opposition to the proposed retail cannabis store; and,
- Commented that the proposed retail store is not in a suitable area.

**4.24. Ms. Andrea Eilers, 4600 Block Strathcona Road:**

- Spoke in opposition to the proposed location;
- Expressed concern with the exposure of cannabis to children; and,
- Commented on the opportunity to buy cannabis online.

Mayor LITTLE returned to the meeting at 8:41 pm.

**4.25. Mr. Kevin Podmore, 4000 Block Dollar Road:**

- Expressed concern with the exposure of cannabis to children; and,
- Expressed concern with the location of the proposed store.

**4.26. Ms. Germaine Bermuclia, 4300 Block Dollar Road:**

- Spoke in support of the proposed application;
- Opined that it is the responsibility of parents to educate children on the use of cannabis; and,



- Commented that this is an opportunity to buy cannabis legally in a safe and secure environment.

**4.27. Mr. Ed Mansfield, 4200 Block Golf Drive:**

- Questioned if the owner sold the business would the site still be zoned for this use.

**4.28. Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Commented that the Province can change legislation at any time;
- Urged council to listen to the needs of the community; and,
- Questioned the time frame for potential re-applications.

In response to a question from Council, staff advised that if the owner sold the business the site would still be zoned for this use. Staff further advised that if the site does not receive rezoning approval from Council, the District will advise the Province that the site is not zoned to permit a cannabis retail store and the Province will then reject the application without issuing a license. Further, should the applicant submit a new application to the Province for the same or different site, it will be considered a new application.

In response to a question from Council, staff advised that the Council Procedure Bylaw states that if a motion to reconsider is defeated, the subject matter of the resolution or proceeding may not be open for consideration by the Council within six months except by way of a new and substantively different motion.

**4.29. Mr. Oliver Card, A Deep Cove Resident:**

- Expressed concern with the exposure of cannabis to children; and,
- Expressed concern with the location of the proposed store.

**4.30. Mr. Chris Porta, SPEAKING A SECOND TIME:**

- Suggested educating residents on legal areas to smoke cannabis; and,
- Spoke to the opportunity to educate the community.

Mayor LITTLE assumed the Chair (8:03 pm).

**4.31. Ms. Frida Hallgren, SPEAKING A SECOND TIME:**

- Commented that this is an opportunity to buy cannabis legally in a safe and secure environment; and,
- Commented on the importance of good stewardship to the environment.

**4.32. Ms. Lindsay Witham, A Deep Cove Resident:**

- Expressed concern with the exposure of cannabis to youth; and,
- Commented that the proposed site is not in a town centre.

**4.33. Mr. Alvaro Calderon, SPEAKING A SECOND TIME:**

- Spoke to the negative health effects of cannabis;
- Commented that the proposed retail store is not in a suitable area; and,
- Expressed concern with the close proximity to Sherwood Elementary School.

**4.34. Ms. Chhaya Jagpall, SPEAKING A SECOND TIME:**

- Questioned if edibles would be sold and how these products would be controlled.

**4.35. Mr. Geoff Dear, SPEAKING A SECOND TIME:**

- Advised that tobacco cannot be sold under this license; and,
- Commented that chocolate, gummies, mints and cookies will be sold.

**4.36. Ms. Sandra Lynn-Brooks, 300 Block Dollarton Highway:**

- Urged Council to consider the needs of the community, businesses and children when considering this application.

**4.37. Mr. Peter Teevan, SPEAKING A SECOND TIME:**

- Expressed concern with regards to edible products; and,
- Noted that cannabis is toxic to animals.

**4.38. Ms. Andrea Eilers, SPEAKING A SECOND TIME:**

- Expressed concern with cannabis being consumed near the ocean.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor MURI**

**SECONDED by Councillor BACK**

THAT the March 3, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1395 (Bylaw 8422)" is returned to Council for further consideration.

**CARRIED**  
(9:23 pm)

**CERTIFIED CORRECT:**

  
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Confidential Council Clerk