

## Emel Nordin

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**From:** [REDACTED]  
**Sent:** September 03, 2019 3:53 PM  
**To:** Emel Nordin  
**Subject:** Cannabis store at 1520 Barrow Street

Dear Sir

I received the notice today about a cannabis store being proposed for 1520 Barrow Street I have serious reservations about this as it appears this area soon will be an entertainment zone. Breweries, pubs etc and now a cannabis store [REDACTED] right by the Phobos Exchange and so looked upon as a dumping ground I am concerned about all the young children in the area who swoop in and out on the buses Please don't tell me that cannabis stores would never sell to underage Liquor isn't supposed to be sold or cigarettes. But guess what ?? It happens over and over and you know that to be true It seems like this area is becoming a haven for this type of store I say NO !

Thank you

[REDACTED]

[REDACTED]

## Emel Nordin

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**From:** [REDACTED]  
**Sent:** September 04, 2019 8:41 PM  
**To:** Emel Nordin  
**Subject:** Non medical cannabis application for 1520 Barrow st

Hi Emel,

[REDACTED] and I would like to support this non-medical retail cannabis application for 1520 Barrow st. We feel that DNV should be supporting such small businesses in our neighbourhoods with the recent legislative changes regarding the sale of cannabis.

Regards,

[REDACTED]

## Emel Nordin

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**From:** [REDACTED]  
**Sent:** September 06, 2019 2:04 PM  
**To:** Emel Nordin  
**Subject:** Non-Medical Retail Cannabis Application-1520 Barrow Street.  
**Attachments:** Cannabis health concerns..docx

Hi Emel,

Unfortunately the legalization of Cannabis in Canada was a political one and not based on medical evidence.

I have included an abbreviated review of Adverse events as published by "UptoDate", a non-biased, not Bopharma supported, review of current evidence.

If you review the multiple co-morbidities associated with Cannabis, you will agree that this is not a benign Drug. It is promoted as a benign drug by those that have a vested interest in encouraging its' sale.

Selling Cannabis in retail outlets encourages the misperception of it as a benign drug.

As a [REDACTED] it disgusts me that the federal government will make decisions based solely on political gain, and not in the best interests of the citizens. I trust that the District will not allow the rezoning for a Cannabis retail outlet in the interest of the current residents and future generations.

Sincerely,  
[REDACTED]

## **PSYCHIATRIC COMORBIDITY** Cannabis use and use disorder have high

rates of comorbidity, in both directions, with several psychiatric disorders, including other substance use disorders.

**Alcohol** — There is substantial bidirectional comorbidity between cannabis use or cannabis use disorder and alcohol use or alcohol use disorder. 1.95) [15]. A majority of daily recreational cannabis users also binge drink alcohol [16].

**Tobacco** — There is substantial bidirectional comorbidity between cannabis use or cannabis use disorder and cigarette smoking.

**Opiates** — A cross-sectional, nationally representative survey of 36,309 community-living United States adults found that individuals with current cannabis use disorder, compared with those without, were more likely to have current opioid use disorder characteristics, alcohol and cigarette use, and psychiatric diagnoses [20].

**Stimulants** — A cross-sectional, nationally representative survey of 36,309 community-living United States adults found that individuals with current cannabis use disorder, compared with those without, were more likely to have current cocaine use disorder

**Other psychoactive drugs** — A cross-sectional, nationally representative survey of 36,309 community-living United States adults found that individuals with current cannabis use disorder, compared with those without, were more likely to have current sedative/hypnotic use disorder

**Mood disorders** — There is substantial comorbidity between cannabis use/cannabis use disorder and mood disorders (depression, bipolar disorder).

**Schizophrenia (nonaffective psychosis)** — There is substantial comorbidity between cannabis use and schizophrenia;

**Anxiety disorders** — There is substantial comorbidity between anxiety disorders and cannabis use.

percent, respectively; and panic disorder 7.4 (standard error 1.20) and 15.2 (standard error 2.81) percent, respectively. None of the adjusted odds ratios were significant.

**Posttraumatic stress disorder** — Several community-based national epidemiologic studies found comorbidity rates of around 10 percent for current cannabis use disorder and posttraumatic stress disorder (PTSD)

**Hyperactivity disorder** — Two studies of large, unselected populations suggest a 20 to 30 percent comorbidity rate between attention deficit hyperactivity disorder (ADHD) and



cannabis use disorder. among conscripts without current ADHD (chi-square 48.43,  $p < 0.001$ ) [36].

**Personality disorders** — There is substantial comorbidity between cannabis use disorder and several personality disorders, especially antisocial and obsessive-compulsive personality disorders

## ADVERSE EFFECTS OF CANNABIS

Cannabis use is associated with injury and death from motor vehicle accidents [40-43].

**Psychosocial functioning and health** — Adolescent cannabis use is strongly associated with lower educational attainment and increased use of other drugs

**Brain structure and function** — A systematic review of 56 published neuroimaging studies of brain structure and function in adult cannabis users found consistent evidence of reduced hippocampal volume and lower hippocampal gray matter density in cannabis users relative to controls

**Neuropsychological effects** — Cannabis acutely impairs a variety of neuropsychological functions in a dose-dependent manner, especially attention, concentration, episodic memory, and associative learning [52,53]

**Cannabis-induced psychosis** — Cannabis use causes transient acute psychosis (cannabis-induced psychosis) in some users. It is not known whether this acute effect is related to the development of schizophrenia associated with chronic cannabis use. (See "[Cannabis \(marijuana\): Acute intoxication](#)", section on '[Toxic effects](#)' and '[Psychotic disorders](#)' below.)

**Psychotic disorders** — There is substantial evidence that chronic cannabis use, especially during adolescence, is associated with later development of schizophrenia.

**Mood disorders** — Most, but not all, prospective longitudinal studies have found that cannabis use or cannabis use disorder is associated with subsequent development of depression or bipolar disorder:

- **Depression**
- **Bipolar disorder**

### Anxiety

**Pulmonary** — Cannabis smoke contains many of the same respiratory irritants and carcinogens as tobacco smoke

**Cancer** — Molecular, cellular, and histopathological evidence, both in vivo and in vitro, plausibly suggests that cannabis smoking may cause cancer [79,80];

•**Testicular cancer** – A meta-analysis of three case-control studies found cannabis use at least weekly associated with an increased risk.

**Cardiovascular** — Cannabis intake acutely increases sympathetic activity and decreases parasympathetic activity, resulting in release of catecholamines, tachycardia, vasodilation, and an increase in cardiac output and myocardial oxygen demand with little or no increase in blood

].

•**Myocardial infarction** – Cannabis smoking may be associated with a modest, short-lived increase in risk of acute myocardial infarction, even in individuals without a history of angina or hypertension

•**Stroke** – Cannabis use has been associated with stroke, although the absolute risk appears to be small

•**Atrial fibrillation** – Cannabis use has been associated with atrial fibrillation in a growing number of case reports, although the absolute risk appears to be small [92,93].

**Hyperemesis syndrome** — Cannabinoid hyperemesis syndrome is a well-defined but apparently relatively rare syndrome involving episodic severe nausea and vomiting and abdominal

**Reproductive** — Cannabis use has been found to be associated with several reproductive processes:

•**Spermatogenesis**

•**Prolactin** ].

•**Breast milk** – Cannabinoids appear in breast milk, at levels estimated at 0.8 to 2.5 percent of the maternal dose [101,107]. Limited preclinical evidence suggests that cannabis use may reduce lactation by inhibiting prolactin secretion [108].

**Liver** — Cannabis use is not associated with acute hepatotoxicity [109]. Daily cannabis use worsens the progression of chronic viral hepatitis C infection.

**Dental** — Cannabis smoking is associated acutely with dry mouth and irritated oral mucosa, chronically with leukoplakia, inflamed oral mucosa (cannabis stomatitis), increased risk of periodontal disease (gingivitis), and oral

**Ophthalmologic** — Cannabis causes conjunctival vasodilation (red eyes) and reduces intraocular pressure [113]. Effects of cannabis on vision are poorly understood, but may include increased photosensitivity and decreased visual acuity

## Emel Nordin

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**From:** [REDACTED]  
**Sent:** September 16, 2019 2:50 PM  
**To:** Emel Nordin  
**Subject:** Cannabis Store Application at 1520 Barrow Street

To whom it may concern,

[REDACTED] where the proposed legal cannabis store will be located at 1520 Barrow Street.

I just wanted to let you know that I support their application for the cannabis store and it would be a good addition to the neighbourhood.

Sincerely,

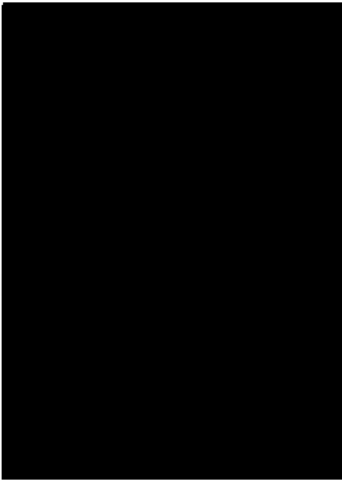
[REDACTED]

## Emel Nordin

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**From:** [REDACTED]  
**Sent:** September 17, 2019 4:30 PM  
**To:** Emel Nordin  
**Cc:** [REDACTED]  
**Subject:** 103-1520 Barrow street /Cannabis support letter  
**Attachments:** [REDACTED] Letter of support .pdf

Best regards,



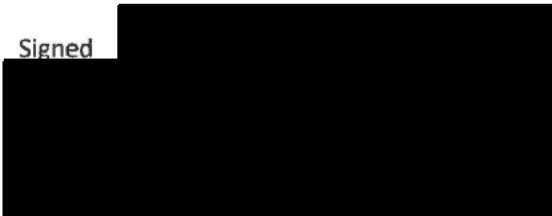


September 17<sup>th</sup>, 2019

To whom it may concern,

I, The undersigned, I'm a [REDACTED]. I am located at [REDACTED] District of North Vancouver BC. I 100% support the opportunity for the Cannabis store across the street. I whole heartedly support Tobys Liquor Store in their endeavor to open a legal cannabis store.

Signed



Received Feb 3 /20

Dear North Vancouver District Council

Our family has owned and operated the Lynnwood Inn from 1988 to 2012, In 2012 we relocated the liquor store to the front parking lot of the Lynnwood and the pub to the Canadian Tire complex(Harbourside ) and named it Tobys Pub & Grill , same name as our second location by the same name on Commercial Drive which we opened in 2003. Continuing up to present day we operate our two liquor stores and two pubs following policies and procedures in accordance with the terms and agreements of the liquor license without any problems from government and regulating bodies! We have always paid every vendor and all taxes and fees.

More importantly, we have more than 30 years- experience dealing with the controlled substance of alcohol with an impeccable record with the liquor control licensing and the police. My wife and I grew up on the North Shore and are raising our three kids who attend public schools here and play on many local sports teams. We are gold level supporters of the Family Services of the North Shore, which helps disadvantaged families who live here where we live and work. We have donated gift certificates to almost every school in North Vancouver and supported many community events such as Deep Cove Days, Vancouver Tennis Open, Kay Meek Theatre, Lions clubs along with many other charities.

Our proposed cannabis store will be sharing the same parking lot and building of our current liquor store. The building was built in 2015 to a shadow Lead Gold standard. The exterior is well lit with Barrow Street access, which has a controlled intersection that makes it easy to get in and out and does not interfere with the bridge traffic or with any neighbours. There is the added security of being beside a liquor store that produces more walk by traffic with our current parking lot equipped with modern cameras. We are isolated from any residential properties directly around us and are in a light industrial area. The cannabis store along with the liquor store would be a natural fit for our business. The proposed cannabis store is a modest 1300 sq. ft located in an independent space separated from the liquor store.

We hope this information can give you an in-depth look at who we are as people and as local business operators! The North Shore is where I was born and where I am planning to spend the rest of my days! Please feel free to ask me for any clarifications or any questions you might have. I can be reached at all hours at 604-727-1931 or by email at [Andrew.priatel@gmail.com](mailto:Andrew.priatel@gmail.com)

Sincerely,



Andrew Priatel



January 28, 2020



**Family  
Services**  
NORTH SHORE  
Changing lives together

Rola and Andrew Priatel  
Toby's Pub and Grill  
1378 Main Street  
North Vancouver, BC  
V7J 1E1

Dear Rola and Andrew,

It is with huge gratitude that I am pleased to tell you that you personally and your Toby's Bar and Grill and your other businesses have been supporting Family Services of the North Shore, and in turn thousands of families and individuals in our community that need our support the most for over 27 years! With a total amount of \$70,530 from personal gifts to gifts in-kind, to corporate sponsorship.

It is hard to truly quantify the enormous impact that your continued support has had on the most vulnerable people in our community. From counselling for children and youth, families and individuals, supporting women experiencing gender-based violence, trauma and abuse. To the creation of our Proud2Be programs that give LGBTQ2S+ youth and their parents a safe space to work through this together. To the Christmas Bureau assisting hundreds of families each year during the holiday season. To our Thrive Family Centres supporting new parents of children 0-3 years old. To our work in the community supporting isolated seniors, end of life and grief support. With thanks to your partnership and support, whatever the stage in life we have been able to be there for families and individuals and help them navigate all life stages. You have been part of that journey with us as we have evolved and changed to meet our community's needs.

Your contribution goes beyond helping someone in the moment; your support has the power to shape the future of thousands of lives and the generations that follow.

Thank you for giving with an open heart and your 27 years of partnership and support of Family Services of the North Shore!

We are truly changing lives together!

Yours sincerely,

Lucy Isham-Turner  
Director of Development

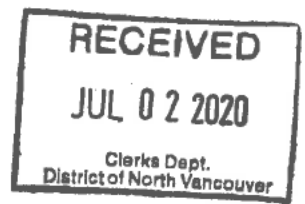


**United Way**  
Lower Mainland  
Community Partner

We recognize the continuing contribution of the City of North Vancouver,  
District of West Vancouver, District of North Vancouver and the financial  
assistance of the Province of British Columbia.

Suite 203 - 1111 Lonsdale Ave.  
North Vancouver, BC  
V7M 2H4  
604.988.5281  
[www.familyservices.bc.ca](http://www.familyservices.bc.ca)





Dear Sir,

I live in the apartment at  
My windows face

I am now subject to intoxicated  
people "yahooring" in the alley at all  
hours and now a car wash store!  
at 1560 Main.

There is no parking so the alley  
would be parking and smoking for  
all sorts. I am totally opposed to  
this going in and I hope the council  
will reject this license and  
another one just a couple of blocks  
away! Please rethink this.

Sincerely

Gwendolyn Smith

**From:** [Corrie Kost](#)  
**To:** [Mayor and Council - DNV](#)  
**Subject:** Presentations for the July 7th public hearing on a Cannabis Retail Store at 1520 Barrow St.  
**Date:** July 05, 2020 9:39:21 PM  
**Attachments:** [Comments relating to July 7th Public Hearing-c.pdf](#)

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Your Worship and Members of council,

Attached is my input on the subject matter.

It is my desire that none of the material should be redacted in any way.

Please let me know if there is any problem with this.

Yours truly,  
Corrie Kost  
2851 Colwood Dr.  
N. Vancouver, BC  
V7R2R3

Corrie Kost, 2851 Colwood Dr, North Vancouver

Your Worship & Members of Council,

For this public hearing my comments will be related to two issues –

(1) the process whereby these public hearings are being held and

(2) my opinions on the specific proposal for the Cannabis outlet.

**Issue 1: Process/Inclusivity (Note: this section is in common to both public hearings)**

My comments relate to the paramount issue of inclusivity for all citizens of the DNV during the Covid-19 pandemic.

Inclusivity means that all our citizens, no matter their technical capability, should be able to be aware of issues coming to council, and be able to provide their voice to any matter of interest to them.

As you are likely aware, some citizens have no internet capability. As well, many homes no longer receive the (now weekly) copy of the North Shore News. The closure of our libraries exacerbates access to relevant council agendas. This is further compounded by the lack of physical access to District Hall.

This means that many of our most vulnerable citizens can no longer participate in the local democratic process.

I am aware that significant steps have been taken to mitigate the change in public input procedures. I had hoped that certain problematic meetings (such as public hearings) would have been delayed to a time when traditional procedures can again be safely allowed. That a public hearing has been called (unnecessarily for the items at this time in my opinion) makes me want to suggest that the public hearing should be adjourned/deferred to a later date as they have done in Delta, Squamish, White Rock, and Mission(ref1). In addition, as was done in places such as Delta, council should “*extend third reading of all applications involving a zoning amendment to January 15, 2021 and waving fees for extensions*”.

Another “process” concern is the lack of access to the full material that has been submitted by the public either before or during the public hearing. It has been a tradition that not only should the public have unfettered presentation of their points of view but they should be able to speak to points presented orally or in writing made by other members of the public.

In the meantime I feel that more should be done to improve inclusivity in the public process. In my humble opinion the public could easily be accommodated, with the required social/physical distancing, in the council chamber (as for example in Port Coquitlam, Maple Ridge, and West

Vancouver (ref1)). Alternatively speakers could be accommodated, say 10 at a time, while the rest wait in the hallway or outside of the building. To that end, may I suggest **that council review with staff ways in which equity of access for all our citizens can be re-established.**

Another point about “*process*” has to do with the advertisements placed in the North Shore News. I have already mentioned that this local newspaper is no longer being distributed to the wide community as it was in the past thus disenfranchising a number of our residents. In addition I should point out that the June 24<sup>th</sup> notification on page A19 states “*You may sign up in advance **to speak at the hearing** [my emphasis] by contacting the Municipal Clerk at [gordonja@dnv.org](mailto:gordonja@dnv.org) prior to noon, Tuesday July 7, 2020.*” The notice goes on to say “*After the speakers list [above] has been exhausted, there will be an opportunity for additional speakers to make submissions by telephone.*”

You can well imagine my surprise when after I submitted my name to “speak at the hearing” I was told that I could do no such thing but had to do this electronically from my home.

Having access to the DNV website (ref 3) on “Speak at a public hearing” I want to note that it states “Public input will be limited to the first 10 requests received”. If this is not an error, then in my opinion it violated our Community Charter.

## **Issue 2 - My opinions on this matter (Bylaw 8419 - 1520 Barrow St).**

On March 3<sup>rd</sup> 2020 council held a public hearing for a “Retail Cannabis Store” for 385 North Dollarton Highway. This was discussed, approved, and adopted by Council at a “Regular” council meeting on June 15 2020. This was despite opposition by the majority in the neighbourhood and despite councils’ earlier discussions that the preferred location of the first Cannabis retail outlets should be in one of the Town Centres – which that one was not! So now we come around to discussing two Cannabis outlets which are also not in any Town Centre. I note in the Jan 17/2020 staff report that the 3 responses to the local area notification for 1520 Barrow St. 2 were opposed, while 3 responses were in support .

Again, of concern is the report’s note on page 21 - **COUNCIL DISCRETION**

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

This has the potential to undercut the public’s assessment of the pro/cons of the proposal.

**Sufficient surface parking is provided. Access seems easier and more straightforward than for proposal at 1560 Main St.**

It should be noted that the science of the potential negative health impacts has not been settled (ref2) . Recent reports have indicated that products marketed at these facilities deliver doses inconsistent with their labelling. (ref4 and 5). A Summary reference (ref 6) to the Canadian Cannabis Survey 2019 by the Government of Canada might prove useful for council. It may also be worth noting

that late last year Toronto had only 5 legal Cannabis store (population 5 million) – more were planned for this year.

**I make two suggestions to council.**

**(a)** Consistent with previous council statements to go slow on this issue, **approve only one** of the two proposals tonight be accepted by council. My **personal preference**, due to easier access, meeting parking without the complexity/confusion of covenant parking on an adjacent lot, and being more remote from single family homes, **is to approve the 1520 Barrow St proposal.** OR

**(b)** Council **reject both proposals** until such a time as the public can properly assess recent scientific publications of negative impacts of cannabis recreational use – especially for those under the age of about 25, and, more importantly, also allow for full public participation which is currently limited by Covid-19.

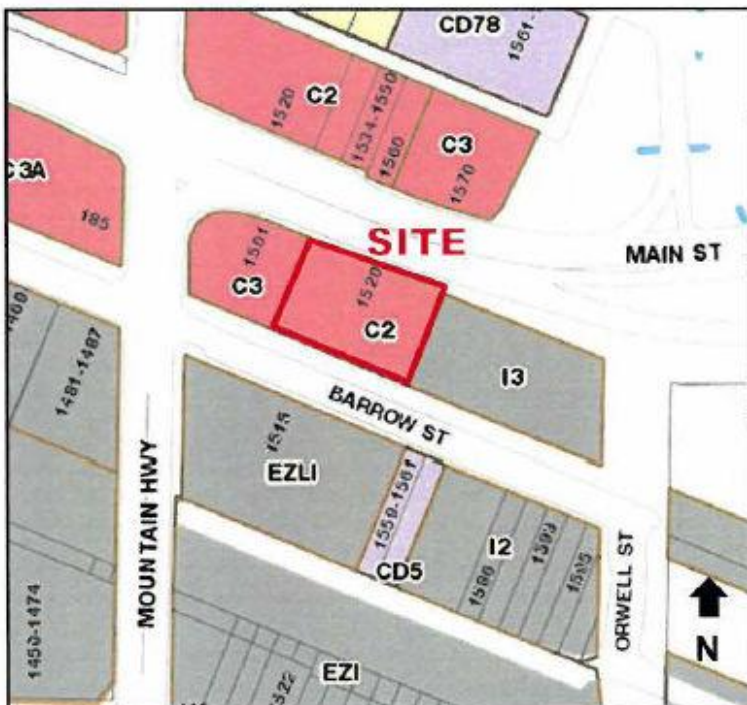
**Question:** If it is later determined that recreational use is too harmful for society, what powers do local governments have to close these facilities or modify the sales of their products?

References:

- (1) <https://udi.bc.ca/covid-19-municipal-updates/>
- (2) <https://www.drugabuse.gov/sites/default/files/marijuana-research-report.pdf>
- (3) <https://www.dnv.org/our-government/speak-public-hearing> (attached)
- (4) <http://davidhammond.ca/wp-content/uploads/2018/03/2019-THC-Communication-IJDP-Hammond.pdf>
- (5) [https://www.researchgate.net/publication/317276098\\_Variation\\_in\\_cannabis\\_potency\\_and\\_prices\\_in\\_a\\_newly-legal\\_market\\_Evidence\\_from\\_30\\_million\\_cannabis\\_sales\\_in\\_Washington\\_State](https://www.researchgate.net/publication/317276098_Variation_in_cannabis_potency_and_prices_in_a_newly-legal_market_Evidence_from_30_million_cannabis_sales_in_Washington_State)
- (6) <https://www.canada.ca/en/health-canada/services/publications/drugs-health-products/canadian-cannabis-survey-2019-summary.html>

Yours truly,  
Corrie Kost  
2851 Colwood Dr.  
North Vancouver, V7R2R3

# Cannabis Retail Store at 1520 Barrow St.





District of North Vancouver

## Speak at a public hearing

Official Community Plan (OCP) and Zoning bylaws differ from other District bylaws in that Council is statutorily required to hold a Public Hearing before the OCP or Zoning bylaw can be changed. The Public Hearing must be held after the first reading of the bylaw and before the third reading.

A public hearing is an opportunity for members of the public to speak to Council if they feel their interest in property will be affected by a proposed bylaw. The proposed change is presented in the form of an application. Council may consider more than one application at a public hearing.



The public hearings on Tuesday, July 7, 2020 will be held virtually. Residents that would like to sign up to speak virtually or submit input are asked to email the Municipal Clerk at [gordonja@dnv.org](mailto:gordonja@dnv.org) [mailto:[gordonja@dnv.org](mailto:gordonja@dnv.org)] before 12pm noon on the day of the meeting. Public input will be limited to the first 10 requests received.

Note ! -cjk

### What happens at the hearing

Speakers are called from the speakers list in the order that they signed up. At the end of the speakers list, the Chair may call on speakers from the audience.

You will have 5 minutes to address Council for a first time. After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation. Any additional presentations will only be allowed at the discretion of the Chair.

All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum. Council will not debate the merits of the proposed bylaw or enter into dialogue with the public at the hearing.

### How to do it

1. Come to the meeting and add your name to the public comment log. Sign up begins 30 minutes before the meeting starts.
2. Go to the speakers table when the presiding member of the meeting calls your name.
3. Introduce yourself to Council, giving them both your name and address.
4. Speak for five minutes (the presiding member will let you know when your time is up).

If you wish to present a written submission you may do so. All submissions will be retained by the Clerk and copies of submissions will be available from the Clerk upon request during the Hearing.

Your only opportunity to comment on the proposed bylaw will be during the Hearing, as members of Council are not permitted to receive further submissions after the close of the Hearing. If members of the public have questions, they may state them, but it is not expected that staff would provide responses to questions from the public at this point.

[View the dates and agendas for upcoming public hearings \[http://app.dnv.org/PublicHearings/Default.aspx\]](http://app.dnv.org/PublicHearings/Default.aspx)



If you do not want to attend the public hearing, you can submit your comment in writing. Your submission must be received before the close of the Public Hearing. Your submission will be retained by the Clerk, and copies will be available from the Clerk on request during the Hearing.

### Details of the hearing process

1. The Chair opens the public hearing, and outlines the public hearing process.
2. For each application being considered:



- a. The Clerk identifies the subject of the hearing
  - b. Staff briefly outline the proposal
  - c. The applicant presents their proposal
  - d. The public expresses their opinion. Council is here to listen to the public, not to debate the merits of the bylaw.
  - e. Staff answers any questions that Council has
3. At the conclusion of the public input Council may either adjourn or close the public hearing.
  - a. Adjourning the meeting — If staff has been asked to report back on questions which would raise new issues, to accommodate a large group of speakers who have not yet had an opportunity to be heard, or further submissions from the applicant have been requested; Council may adjourn the hearing by a motion which states the date, time and location for the hearing to be reconvened
  - b. Closing the meeting — Council may request staff to report back on any outstanding questions raised at the public hearing. By resolution Council may close the hearing and refer the bylaw back to a Regular meeting Council for further consideration. Council must not receive any new submissions or information from interested parties after the close of the public hearing.
4. When the Bylaw is returned to Council, Council may then, without further notice or hearing:
  - a. Adopt or defeat the bylaw
  - b. Alter then adopt the bylaw provided that the alteration does not
    - i. Alter the use
    - ii. Increase the density
    - iii. Without the owner's consent, decrease the density of any area from that originally specified in the bylaw.

**From:** [Corrie Kost](#)  
**To:** [Mayor and Council - DNV](#)  
**Subject:** Re: Presentations for the July 7th public hearing on a Cannabis Retail Store at 1520 Barrow St.  
**Date:** July 06, 2020 2:50:33 PM  
**Attachments:** [Comments relating to July 7th Public Hearing-c2.pdf](#)

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Your Worship and Members of Council,

Attached is my input on the subject matter - with small corrections and an added reference.

**Please replace the original or if not possible add it as a new submission.**

As was the case for the original submission it is my desire that none of the material should be redacted in any way.

Yours truly,  
Corrie Kost  
2851 Colwood Dr.  
N. Vancouver, BC  
V7R2R3

Corrie Kost wrote:

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V7R2R3

Corrie Kost, 2851 Colwood Dr, North Vancouver

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In the meantime I feel that more should be done to improve inclusivity in the public process. In my humble opinion the public could easily be accommodated, with the required social/physical distancing, in the council chamber (as for example in Port Coquitlam, Maple Ridge, and West

Vancouver (ref1)). Alternatively speakers could be accommodated, say 10 at a time, while the rest wait in the hallway or outside of the building. To that end, may I suggest **that council review with staff ways in which equity of access for all our citizens can be re-established.**

Another point about “*process*” has to do with the advertisements placed in the North Shore News. I have already mentioned that this local newspaper is no longer being distributed to the wide community as it was in the past thus disenfranchising a number of our residents. In addition I should point out that the June 24<sup>th</sup> notification on page A19 states “*You may sign up in advance **to speak at the hearing** [my emphasis] by contacting the Municipal Clerk at [gordonja@dnv.org](mailto:gordonja@dnv.org) prior to noon, Tuesday July 7, 2020.*” The notice goes on to say “*After the speakers list [above] has been exhausted, there will be an opportunity for additional speakers to make submissions by telephone.*”

You can well imagine my surprise when after I submitted my name to “speak at the hearing” I was told that I could do no such thing but had to do this electronically from my home.

Having access to the DNV website (ref 3) on “Speak at a public hearing” I want to note that it states “Public input will be limited to the first 10 requests received”. If this is not an error, then in my opinion it violated our Community Charter.

## **Issue 2 - My opinions on this matter (Bylaw 8419 - 1520 Barrow St).**

On March 3<sup>rd</sup> 2020 council held a public hearing for a “Retail Cannabis Store” for 385 North Dollarton Highway. This was discussed, approved, and adopted by Council at a “Regular” council meeting on June 15 2020. This was despite opposition by the majority in the neighbourhood and despite councils’ earlier discussions that the preferred location of the first Cannabis retail outlets should be in one of the Town Centres – which that one was not! So now we come around to discussing two Cannabis outlets which are **both in the Lower Lynn Town Centre**. I note in the Jan 17/2020 staff report that the **2 responses** to the local area notification for 1520 Barrow St. 2 were **opposed**, while **3 responses were in support** .

Again, of concern is the report’s note on page 21 - **COUNCIL DISCRETION**

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

This has the potential to undercut the public’s assessment of the pro/cons of the proposal.

**Sufficient surface parking is provided. Access seems easier and more straightforward than for proposal at 1560 Main St.**

It should be noted that the science of the potential negative health impacts has not been settled (ref2) . Recent reports have indicated that products marketed at these facilities deliver doses inconsistent with their labelling. (ref4 and 5). A Summary reference (ref 6) to the Canadian Cannabis Survey 2019 by the Government of Canada might prove useful for council. It may also be worth noting

that late last year Toronto had only 5 legal Cannabis store (population 5 million) – more were planned for this year. A recent informative reference by the National Institute on Drug Abuse – Marijuana (ref7) is worth a read.

**I make two suggestions to council.**

**(a)** Consistent with previous council statements to go slow on this issue, **approve only one** of the two proposals tonight be accepted by council. My **personal preference**, due to easier access, meeting parking without the complexity/confusion of covenant parking on an adjacent lot, and being more remote from single family homes, **is to approve the 1520 Barrow St proposal.** OR

**(b)** Council **reject both proposals** until such a time as the public can properly assess recent scientific publications of negative impacts of cannabis recreational use – especially for those under the age of about 25, and, more importantly, also allow for full public participation which is currently limited by Covid-19.

**Question:** If it is later determined that recreational use is too harmful for society, what powers do local governments have to close these facilities or modify the sales of their products?

References:

- (1) <https://udi.bc.ca/covid-19-municipal-updates/>
- (2) <https://www.drugabuse.gov/sites/default/files/marijuana-research-report.pdf>
- (3) <https://www.dnv.org/our-government/speak-public-hearing> (attached)
- (4) <http://davidhammond.ca/wp-content/uploads/2018/03/2019-THC-Communication-IJDP-Hammond.pdf>
- (5) [https://www.researchgate.net/publication/317276098\\_Variation\\_in\\_cannabis\\_potency\\_and\\_prices\\_in\\_a\\_newly-legal\\_market\\_Evidence\\_from\\_30\\_million\\_cannabis\\_sales\\_in\\_Washington\\_State](https://www.researchgate.net/publication/317276098_Variation_in_cannabis_potency_and_prices_in_a_newly-legal_market_Evidence_from_30_million_cannabis_sales_in_Washington_State)
- (6) <https://www.canada.ca/en/health-canada/services/publications/drugs-health-products/canadian-cannabis-survey-2019-summary.html>
- (7) <https://www.drugabuse.gov/sites/default/files/marijuana-research-report.pdf>

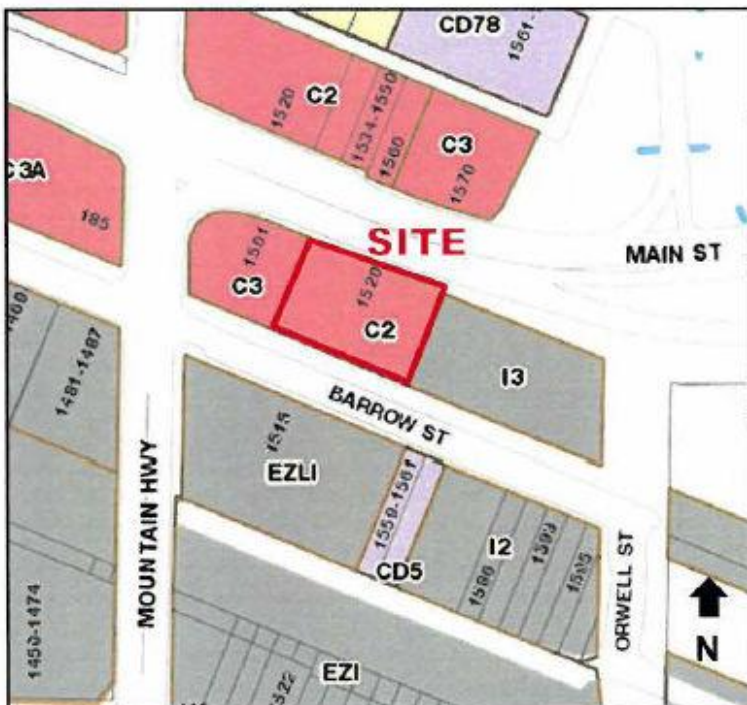
Yours truly,

Corrie Kost

2851 Colwood Dr.

North Vancouver, V7R2R3

# Cannabis Retail Store at 1520 Barrow St.





District of North Vancouver

## Speak at a public hearing

Official Community Plan (OCP) and Zoning bylaws differ from other District bylaws in that Council is statutorily required to hold a Public Hearing before the OCP or Zoning bylaw can be changed. The Public Hearing must be held after the first reading of the bylaw and before the third reading.

A public hearing is an opportunity for members of the public to speak to Council if they feel their interest in property will be affected by a proposed bylaw. The proposed change is presented in the form of an application. Council may consider more than one application at a public hearing.



The public hearings on Tuesday, July 7, 2020 will be held virtually. Residents that would like to sign up to speak virtually or submit input are asked to email the Municipal Clerk at [gordonja@dnv.org](mailto:gordonja@dnv.org) [mailto:[gordonja@dnv.org](mailto:gordonja@dnv.org)] before 12pm noon on the day of the meeting. Public input will be limited to the first 10 requests received.

Note ! -cjk

### What happens at the hearing

Speakers are called from the speakers list in the order that they signed up. At the end of the speakers list, the Chair may call on speakers from the audience.

You will have 5 minutes to address Council for a first time. After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation. Any additional presentations will only be allowed at the discretion of the Chair.

All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum. Council will not debate the merits of the proposed bylaw or enter into dialogue with the public at the hearing.

### How to do it

1. Come to the meeting and add your name to the public comment log. Sign up begins 30 minutes before the meeting starts.
2. Go to the speakers table when the presiding member of the meeting calls your name.
3. Introduce yourself to Council, giving them both your name and address.
4. Speak for five minutes (the presiding member will let you know when your time is up).

If you wish to present a written submission you may do so. All submissions will be retained by the Clerk and copies of submissions will be available from the Clerk upon request during the Hearing.

Your only opportunity to comment on the proposed bylaw will be during the Hearing, as members of Council are not permitted to receive further submissions after the close of the Hearing. If members of the public have questions, they may state them, but it is not expected that staff would provide responses to questions from the public at this point.

View the [dates and agendas for upcoming public hearings](http://app.dnv.org/PublicHearings/Default.aspx) [http://app.dnv.org/PublicHearings/Default.aspx]



If you do not want to attend the public hearing, you can submit your comment in writing. Your submission must be received before the close of the Public Hearing. Your submission will be retained by the Clerk, and copies will be available from the Clerk on request during the Hearing.

### Details of the hearing process

1. The Chair opens the public hearing, and outlines the public hearing process.
2. For each application being considered:



- a. The Clerk identifies the subject of the hearing
  - b. Staff briefly outline the proposal
  - c. The applicant presents their proposal
  - d. The public expresses their opinion. Council is here to listen to the public, not to debate the merits of the bylaw.
  - e. Staff answers any questions that Council has
3. At the conclusion of the public input Council may either adjourn or close the public hearing.
  - a. Adjourning the meeting — If staff has been asked to report back on questions which would raise new issues, to accommodate a large group of speakers who have not yet had an opportunity to be heard, or further submissions from the applicant have been requested; Council may adjourn the hearing by a motion which states the date, time and location for the hearing to be reconvened
  - b. Closing the meeting — Council may request staff to report back on any outstanding questions raised at the public hearing. By resolution Council may close the hearing and refer the bylaw back to a Regular meeting Council for further consideration. Council must not receive any new submissions or information from interested parties after the close of the public hearing.
4. When the Bylaw is returned to Council, Council may then, without further notice or hearing:
  - a. Adopt or defeat the bylaw
  - b. Alter then adopt the bylaw provided that the alteration does not
    - i. Alter the use
    - ii. Increase the density
    - iii. Without the owner's consent, decrease the density of any area from that originally specified in the bylaw.

**From:** [REDACTED]  
**To:** [DNV Input](#)  
**Subject:** 1520 Barrow Street rezoning  
**Date:** July 07, 2020 6:05:10 PM

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Hello Your Worship and Council,

Just prior to the holding on this Public Hearing I thought to send you a few thoughts on the subject before closing of input.

On this application – my main concern is one of parking. That being said, I am a little less concerned with this site that the one proposed for the North Side of Main Street – which that public hearing has been cancelled or deferred.

This block is one of the busiest with all kinds of traffic in all of the DNV – not just cars, but commercial trucks – transit, as well as bicycles and pedestrians all streaming in and out of Phibbs and accesses to and from the Bridge.

It strikes me that a Cannabis store is a quick low-spend sale which will require a large volume of people to come and go in order to make the business plan work. You might ask the applicants – what are their customer volumes in order to achieve their financial plans?

And please don't get misled with promises like "we expect most of them to walk or cycle here" and then find out that is not based in fact.

I am hopeful that the north-side application has been withdrawn with the realisation that there is essentially zero available commercial parking on that side of the street.

But there is a second thing I am concerned about. I have to admit that I was a bit surprised by the approval of the Muse Application in Dollarton as the proposal was against what this Council said it wanted – that being the first cannabis shops located within town centres. I wondered if we were putting thoughtful strategic planning aside in that case in order to be seen to doing what many people wanted.

But let's hope we follow a process of 1) setting expectations, 2) communicating expectations and then 3) Adhering to expectations.

I wonder if this site is being selected simply because it is the cheapest rent in the neighbourhood BECAUSE of the traffic and parking problems. That makes the rent cheap so the business operator and landlord are happy, but it is the rest of DNV residents who get to live with the fallout.

Please also remember – this is not a site where people can "circle the block" looking for parking.

Please consider such things in your deliberations,

Yours Sincerely,

Peter Teevan

[REDACTED]

North Vancouver

[REDACTED]

**From:** [SHARON LESTER](#)  
**To:** [DNV Input](#)  
**Subject:** Zoning Bylaw Re: Cannabis Retail store  
**Date:** July 16, 2020 12:40:40 AM

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Hi there,

Concerning the Zoning Bylaw for a Cannabis Retail Store for the property at 1520 Barrow Street in Lynn Creek Town Center, Please be advised that I am not in favor of this. There are enough liquor stores in the area and a Cannabis store is not an asset to this area. We already have too many places for people to indulge in things that contribute to accidents and homelessness for our community. Although many of the people that may attend this store may not abuse cannabis, there are many that do and many that are underage using pipes and papers with this type of products. Like liquor, many young people can easily get someone of the correct age to purchase for them this type of product. My vote is NO for the retail store.... It should not be in this area.

Yours,

Sharon Lester'

[REDACTED]

North Vancouver, BC

[REDACTED]

**From:** [May Alas](#)  
**To:** [DNV Input](#)  
**Subject:** Zoning Bylaw 8419  
**Date:** July 21, 2020 9:47:57 AM

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I think this is a great idea and will be a great addition to the neighbourhood (at 1520 Barrow). It's about time we have some progressive change in the area especially now that more people are living here.

May delas Alas

**From:** [Corrie Kost](#)  
**To:** [DNV Input](#)  
**Subject:** Added submission for PH bylaw 8419  
**Date:** July 27, 2020 6:33:35 PM  
**Attachments:** [Speaking Points at PH on Bylaw 8419.pdf](#)

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Please access attachment.

Yours truly,  
Corrie Kost

# Speaking Points at PH on Bylaw 8419

by Corrie Kost

- Name & Address
- I prefer that public hearings and 3<sup>rd</sup> reading of bylaws be deferred until Jan 15/2021 as was done in Delta, Squamish, White Rock, and Mission.
- The current public **hearing process does not allow for inclusivity** – due to technical issues, lack of comprehensive notification, and this being the summer break period.
- IMHO site location, access, and parking are acceptable.
- The site location specifically makes recent changes in provincial legislation allowing transparent windows rather moot.
- **Issue of transferability of a licensed Cannabis store would be a concern only if no additional public hearing would be held.** It is my understanding that there are currently no other sites (than the two recently approved Cannabis sites) that are zoned for such a use and thus such a move **would** trigger a public hearing.
- Note that DNV has not moved to allow another legal activity – **Gambling in a Casino**. Just because the province allows an activity does not mean the DNV has to allow it.
- Finally, for clarity, **I favour the passage of this bylaw.**