

AGENDA

PUBLIC HEARING

**Tuesday, July 14, 2020
7:00 p.m.**

**To be held virtually but streamed at
<http://app.dnv.org/councillive/>**

Council Members:

Mayor Mike Little
Councillor Jordan Back
Councillor Mathew Bond
Councillor Megan Curren
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Lisa Muri



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PUBLIC HEARING

7:00 p.m.
Tuesday, July 14, 2020
To be held virtually but streamed at
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AGENDA

Cannabis Retail Store at 1629 Marine Drive Zoning Bylaw Amendment

1. OPENING BY THE MAYOR

2. INTRODUCTION OF BYLAW BY CLERK

District of North Vancouver Rezoning Bylaw 1398 (Bylaw 8428)

Purpose of Bylaw:

Bylaw 8428 proposes to amend the District's Zoning Bylaw to add Cannabis Retail Store as a permitted use for the property located at 1629 Marine Drive in the Lions Gate Village and Marine Drive Corridor.

3. PRESENTATION BY STAFF

Presentation: Taylor Jenks, Development Planner

4. PRESENTATION BY APPLICANT

5. REPRESENTATIONS FROM THE PUBLIC

6. QUESTIONS FROM COUNCIL

7. COUNCIL RESOLUTION

Recommendation:

THAT the July 14, 2020 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1398 (Bylaw 8428)" be returned to Council for further consideration.

8. CLOSING

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The Corporation of the District of North Vancouver

Bylaw 8428

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1398 (Bylaw 8428)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) Part 4 General Regulations is amended by adding the following into the first empty row of the table in Section 405B (1):

010-618-678	1629 Marine Drive	Lions Gate Village Centre and Marine Drive Corridor	Bylaw 8428
-------------	-------------------	---	------------

READ a first time February 24th, 2020

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Bylaw 8428” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION

☒ Regular Meeting
☐ Other:

Date: FEB. 24 2020
Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

February 6, 2020

File: 08.3060.20/060.19

AUTHOR: Taylor Jenks, Planning Assistant

SUBJECT: Text Amendment to add “Cannabis Retail Store” at 1629 Marine Drive (Bylaw 8428)

RECOMMENDATION

THAT the application by Lightbox Enterprises Ltd. for a Cannabis retail store at 1629 Marine Drive is rejected;

AND THAT the Liquor and Cannabis Regulation Branch be informed of this decision.

REASON FOR REPORT

Lightbox Enterprises Ltd. has applied on behalf of the owner of the property, 1204393 BC Ltd., to amend the Zoning Bylaw to add “Cannabis Retail Store” as a permitted use for the property located at 1629 Marine Drive.

Implementation of the proposed amendment requires Council’s consideration of Bylaw 8428 to amend Section 405B (1) of the Zoning Bylaw to allow a cannabis retail store as a permitted use at this location.

As the property was the second referral to be received by the District of North

Vancouver for consideration in this key growth centre and there is no parking available on-site, staff recommend that the application be rejected. Bylaw 8428 is however available for Council’s consideration, should they wish to grant First Reading, and refer the bylaw to a Public Hearing.



SUMMARY

An application has been submitted to the District of North Vancouver for a text amendment to add “Cannabis Retail Store” as a permitted use for the property located at 1629 Marine Drive.

Prior to the issuance of a cannabis retail store licence, the Provincial Liquor and Cannabis Regulation Branch (LCRB) requires confirmation of a positive recommendation from the District of North Vancouver. If Bylaw 8428 is adopted, the District will forward to the LCRB an indication of Council’s support for a cannabis retail store licence on this property.

EXISTING POLICY

Official Community Plan

The Official Community Plan (OCP) designates this site as “Commercial Residential Mixed-Use Level 1” (CRMU1) which are areas intended predominantly for general commercial purposes, such as retail, service and office uses, with residential uses above. The site is within the Lions Gate Village and Marine Drive Corridor.

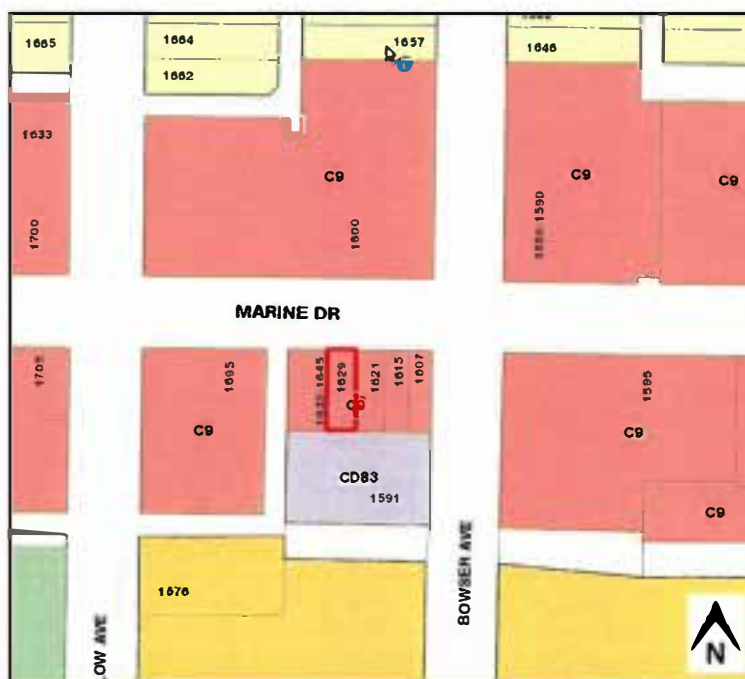
Zoning

The subject property is zoned “Marine Drive Commercial Zone” (C9). The C9 zone permits the “Cannabis Retail Store” use when the subject property is included on the table in Section 405B (1) of the Zoning Bylaw. Bylaw 8428 (Attachment A) proposes to amend Section 405B (1) by adding 1629 Marine Drive to the table of properties permitting one cannabis retail store.

ANALYSIS

Site and Surrounding Area

The proposed cannabis retail store is to be located in an existing retail space within a single-storey commercial building on the property. The subject site shares the block face with two other commercial properties to the immediate east and west. Surrounding properties include a multi-family residential development to the south, and commercial properties to the east (beyond Bowser Avenue), to the west (beyond Tatlow Avenue), and to the north (beyond Marine Drive). The existing building was constructed in 1948, at which time no on-site parking was provided. An easement over the southerly portion of the property to the west allows for deliveries to the rear of the subject site, however does not provide for any parking. The existing parking shortage is considered legal non-conforming.



Non-medical Retail Cannabis Policy

The proposed use of the site has been reviewed against the District’s Non-medical Retail Cannabis Policy (“the Cannabis Policy”). A review of the ‘Locational Guidelines’ and ‘Other Evaluation Criteria’ is outlined in the table below.

Locational Guidelines	
Site is zoned to permit a liquor store	Complies
Located at least 200 m from any school	Complies
Does not exceed a maximum of one business per OCP key growth centre	Site located within the Lions Gate Village and Marine Drive Corridor; no cannabis retail stores currently exist in this centre. The subject proposal was the second LCRB referral to be received within this growth centre. Compliance with this guideline will be informed by Council’s decision on the other rezoning applications in the Lions Gate Village and Marine Drive Corridor (1074 Marine Drive and 1199 Marine Drive).
Complies with all Provincial Cannabis Licensing Regulations	Security plan provided is to satisfy provincial and federal legislative requirements. Confirmation of compliance and issuance of a licence by the LCRB will be required should the rezoning be approved by Council.
Other Evaluation Criteria	
Access for vehicles, potential traffic impacts and parking availability	Does not comply as no on-site parking is available. Access for deliveries is via an easement over the southerly portion of 1635-1645 Marine Drive to the west of the site.
Access for pedestrians and cyclists	Excellent access for pedestrians, cyclists, and patrons using alternate modes of transportation. Site is located on a RapidBus route with a transit stop within one block.
Store layout that does not accommodate sampling	Complies
A proposed exterior design that is consistent with all applicable design guidelines and that complies with provincial requirements	No major façade changes proposed. To comply with provincial requirements, opaque white and yellow window coverings are proposed with a new awning.
Signage in accordance with the District of North Vancouver Sign Bylaw	Proposed signage is generally consistent with the Sign Bylaw. A sign permit will be required prior to installation of any signs.
Operating hours that do not exceed 9 am – 9 pm	Complies



Proposed Exterior Design and Signage

Concurrence

The project has been reviewed by staff from the Building, Engineering, Property Use, Community Planning, Transportation, and Fire Departments. No objections to the proposal were noted.

The North Vancouver RCMP has reviewed the proposal and indicated that there are no objections to the proposed cannabis retail store at this location.

The LCRB Senior Licensing Analyst has confirmed that the LCRB has completed their suitability assessment as required by the *Cannabis Control and Licensing Act*.

Public Input

Notices were distributed to neighbours within a 100 m (328 ft.) radius of the subject property and a sign was placed on the property in accordance with the District’s policy on “Non-Statutory Public Consultation for Development Applications.” A total of 328 notices were sent, and 24 responses were received. Of these responses, 4 were in support, 18 were opposed, and two were neutral. A summary of the comments is provided below:

Positive comments received include:

- Will contribute positively to the local economy, and have seen no incidents with other stores;
- Increases access to cannabis products for North Shore residents.

Comments noting concern include:

- Proximity to Norgate Park and field facility, potentially contributing to the loitering and cannabis consumption in the park and nearby streets;
- Proximity to residential neighbourhood, as well as existing and proposed daycares;
- Question whether the daycare and cannabis uses that are proposed, are complimentary to one another;
- Exposing youth who use nearby facilities and normalizing the use of cannabis;
- Potential for an increase in transient people, crime, garbage, and loitering;
- Concerns with parking impacts on the neighbouring streets due to extended business hours, and a high traffic business with high vehicle turnover;
- Concerns with unsafe vehicle access to the site from Marine Drive;
- Suggestion that the store would not contribute positively to the development of the area;
- Concern with odour and exposure to second hand smoke.

Implementation

Implementation of this proposal will require a text amendment to the Zoning Bylaw to allow for a cannabis retail store on the property at 1629 Marine Drive.

Bylaw 8428 (Attachment A) amends Section 405B (1) of the Zoning Bylaw by adding 1629 Marine Drive to the table of properties permitted to have one cannabis retail store.

The site is located within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required prior to adoption of the rezoning bylaw, should the proposal proceed.

CONCLUSION

The proposal for a cannabis retail store on the property at 1629 Marine Drive does not comply with the Cannabis Policy as no parking is available on the site. Pending Council’s decision on other proposals for cannabis stores within this key growth centre, a cannabis store on the subject site may also exceed the maximum of one cannabis store within this centre.

The Zoning Bylaw text amendment is now ready for Council’s consideration.

OPTIONS

The following options are available for Council’s consideration:

1. Reject the application and inform the Liquor and Cannabis Regulation Branch of this decision (staff recommendation);
2. Give Bylaw 8428 First Reading and refer Bylaw 8428 to a Public Hearing; or
3. Return Bylaw 8428 to staff to negotiate changes to the proposal as directed by Council.

Respectfully submitted,



Taylor Jenks

Development Planning

Attachments:

- A. Bylaw 8428_– Zoning Bylaw Text Amendment
- B. Non-medical Retail Cannabis Policy
- C. Public Input

REVIEWED WITH:					
<input type="checkbox"/> Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Permits and Licences	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____		

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The Corporation of the District of North Vancouver**Bylaw 8428**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

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READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8428" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



The Corporation of the District of North Vancouver

CORPORATE POLICY

Title	Non-medical Retail Cannabis Policy
Section	Development and Social Planning

POLICY

It is the policy of Council that the approval of a retail cannabis business in the District of North Vancouver may only be considered through a rezoning application that meets the guidelines, criteria and processing requirements set out in this policy.

Policy approved on: July 22, 2019

Policy amended on: October 7, 2019

PROCEDURE

The following procedure is used to implement this policy but does not form part of the policy. This procedure may be amended from time to time at the discretion of the Chief Administrative Officer.

DEFINITIONS

"Council" means the Council for the District of North Vancouver.

"District" means the District of North Vancouver.

"Liquor & Cannabis Regulation Branch" means the Provincial branch which regulates British Columbia's liquor industries and private retail non-medical cannabis industries (formerly Liquor Control and Licensing Branch).

"Cannabis Retail Store" means a business for the retail sale of non-medical cannabis for off-site consumption and cannabis accessories and does not permit a warehouse use.

REASON FOR POLICY

To provide locational and evaluation criteria to guide decisions on permitting the retail sale of non-medical cannabis in the District.

PREAMBLE

The District has taken the approach of considering retail cannabis businesses through an individual rezoning process considered on a case-by-case basis. Applications for a retail cannabis business should comply with the locational guidelines and other criteria contained in this policy and will be subject to public consultation requirements of the District's Development Procedures Bylaw and the statutory provisions of the *Local Government Act*.

APPLICATION

1. This policy applies to applications for rezoning to operate a retail cannabis business in the District of North Vancouver.
2. Administration of this policy is handled through the processing of rezoning applications and preparation of bylaws for Council consideration. Compliance with this policy does not guarantee development approval from Council.
3. Applicants who apply to the Liquor and Cannabis Regulation Branch (LCRB) for any retail cannabis business licence must submit a rezoning application to the District after the application is referred to the municipality for input by the LCRB. Rezoning applications will only be considered after the date of approval of this policy.

LOCATIONAL GUIDELINES

The following locational guidelines will be used to assess the suitability of a site for a retail cannabis business when an application for rezoning for such a use has been submitted to the District:

A retail cannabis business may be located on a site that:

1. Is currently zoned to permit a liquor store use;
2. Is located at least 200 metres from any elementary or high school property;
3. Does not exceed a maximum of one (1) business per each of the following key growth centres identified in the Official Community Plan*:
 - a. Maplewood Village Centre;
 - b. Lions Gate Village Centre and Marine Drive Corridor;
 - c. Lynn Valley Town Centre;
 - d. Lynn Creek Town Centre.

*Additional businesses outside of Town and Village Centres may be given consideration on a case-by-case basis, subject to a review of the merits of the application.

4. Complies with all of the requirements of the Provincial *Cannabis Licensing Regulation*.

OTHER EVALUATION CRITERIA

In addition to the above locational guidelines, the following criteria will be considered in evaluating a rezoning application for a retail cannabis business use:

1. Access for vehicles, including potential traffic impacts and parking availability;
2. Access for pedestrians and cyclists, including proximity to public transit;
3. A proposed interior layout that does not accommodate product sampling;
4. A proposed exterior design that is sensitive to the design and character of the respective Town and Village Centre in which it is located and is consistent with all applicable guidelines that regulate the exterior appearance of all residential and commercial properties within that Centre to the extent possible that it complies with the Provincial *Cannabis Control and Licensing Act*;
5. Design of signage that is in accordance with the District of North Vancouver Sign Bylaw;
6. Operating hours that do not exceed 9am – 9pm;
7. Store security requirements that meet the Provincial Cannabis Retail Store Licence Terms and Conditions Handbook.

NON-MEDICAL CANNABIS APPROVAL PROCESS

All retail cannabis businesses must undergo a site-specific rezoning process before the retail sale of non-medical cannabis is permitted. This will include opportunities for public consultation.

All applicants interested in establishing a retail cannabis business shall submit the following applications:

1. An application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for a cannabis retail store license prior to submitting an application for rezoning to the District;
2. An application to the District for a rezoning of the parcel to permit a retail cannabis business, once the application has been referred from the Provincial Liquor &

Cannabis Regulation Branch to the District for input. Applications for rezoning will be processed using a first-come-first-served model based on the date and time the application was forwarded to the District from the LCRB. Applications should be submitted to the District within 15 days of a referral from the LCRB. If an application is submitted more than 15 days after the referral from the LCRB, then it will be processed on a first-come-first-served model based on the date that the complete application is accepted by the District.

3. In the case of a Provincial store, the date that an application is submitted to the District will be considered the date of referral.
4. An application to the District for a development permit as required by the District;
5. An application for a District business licence, upon successful adoption of a rezoning bylaw and a positive recommendation from the District to the LCRB; and
6. Additional permit applications as required by the District, including but not limited to a building permit and/or sign permit applications.

PUBLIC CONSULTATION

1. Rezoning to permit a retail cannabis business will require public consultation as specified in District bylaws and policies (e.g. Development Procedures Bylaw) and statutory procedures set out in the *Local Government Act* (e.g. Public Hearing).
2. A summary of the public consultation will be included in a Report to Council for the rezoning application.

CONDITIONS OF REZONING

Council may require that one or more of the following conditions must be met prior to the adoption of a rezoning bylaw for a retail cannabis business:

1. The applicant may be required to submit details regarding on-site signage.
2. The applicant may be required to submit details on how potential odour that may be emitted from the premises will be controlled. A Section 219 covenant, or other means, may be used to secure any required odour mitigation measures.
3. The warehousing of cannabis as an accessory use shall not be permitted.
4. Any other conditions as may be required by Council.

SMOKING REGULATIONS SIGNAGE

1. A minimum of two signs shall be posted within the interior of the building and a minimum of one sign on the exterior of the building, with all signs having dimensions of at least 12" x 18". The signage shall detail the restrictions for smoking within 6 metres of any openings to the building, including doors and windows that open and any air intake, as outlined in section 6(a) of the Smoking Regulation Bylaw.

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.

AUTHORITY TO ACT

Provincial legislation, including the *Community Charter*, *Local Government Act*, and the *Cannabis Control and Licensing Act*, authorizes the District to regulate locational aspects of retail cannabis businesses and to establish procedures to assess and approve such businesses.

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From: [REDACTED]
To: Taylor Jenks
Subject: Proposed Subdivision 1629 Marine Dr
Date: November 22, 2019 6:02:56 PM

Mr. Jenks

I wish to say a resounding NO to the proposed Cannabis Retail Store on this site. [REDACTED]

[REDACTED] This is a large residential complex [REDACTED] comprised of families with young children and working couples and seniors. There is already a problem with street parking. People using transit use our lanes to park all day creating problems for visitors and businesses trying to access our complex. There is also a problem with 'bottle collectors' dumping garbage around the site when they go through our bins. There is a park one block away (Norgate Park) and again, parking and people dumping garbage in the lanes is already a huge problem when there are games going on. More traffic in this area is the last thing we need. There is very limited parking in front of this proposed store front, so clients would be forced to park on Bowser or Tatlow, which are both already very heavily congested. There are more condos being built all around this area, again, very congested and limited parking. This type of store is going to increase the congestion and decrease the safety and liveability of the area.

North Vancouver District has lots of industrial and commercial areas with no residents near by and no parking problems. A cannabis shop should be located in one of these areas.

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: CANNABIS RETAIL STORE 1629 MARINE DRIVE
Date: November 26, 2019 4:58:00 PM

[REDACTED]

[REDACTED]

[REDACTED]

Thank you,
Taylor Jenks
Planning Assistant

DISTRICT OF
**NORTH
VANCOUVER**

355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428



From: [REDACTED]
Sent: November 22, 2019 5:59 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: CANNABIS RETAIL STORE 1629 MARINE DRIVE

Hello Taylor,

I just received your letter and I'm delighted that we're finally getting a cannabis store nearby. I don't smoke it but I do enjoy the occasional brownie, which have been non-existent on the North Shore. I'll cross my fingers that the location gets approved. I'm not alone; many of my Norgate neighbours have expressed disappointment with the lack of cannabis stores available to us.



From: [REDACTED]
Sent: November 23, 2019 3:57 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: PLN2019-00060 file:3060.20/060.19

Dear sir/ madam

Regarding the above, I would point out that there is limited parking in the area. As you probably know the location itself has no off street parking. The side roads surrounding the site has parking but is often all taken.

I can't see why a retail outlet that in all likelihood needs volume would even want this location. Most retail outlets require parking adjacent to the shop.

Along with the parking, the new alignment for the rapid bus will take away the left hand turn lane from west bound traffic. This means people wanting to park in an already congested area will have to turn left from a busy lane of traffic through another busy lane of traffic onto Bowser Ave. They may also come from west 15th street and use the lane ways, which I think is a miss use of those routes.

I am not against a cannabis outlet I just don't think this location is the right one.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Proposed Subdivision- 1629 Marine Drive
Date: December 02, 2019 10:13:00 AM

[REDACTED]

Thank you,
Taylor Jenks
Planning Assistant

355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428

-----Original Message-----

From: [REDACTED]
Sent: November 23, 2019 4:19 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Proposed Subdivision- 1629 Marine Drive

[REDACTED]. We have no concerns whatsoever about a proposed Cannabis Retail store at 1629 Marine Drive. We are not sure though where the store parking spaces are supposed to be. There is no parking available on Marine Drive. Is the store required to have designated parking spots that are allocated to the store or are customers supposed to park along Bowser Ave? Are there designated parking spots behind the building?
We would welcome a positive recommendation for this location.
Regards [REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Notice of Application for Cannabis Retail Store - 1629 Marine Drive
Date: December 02, 2019 10:29:00 AM

[REDACTED]

[REDACTED]

Taylor Jenks
Planning Assistant


DISTRICT OF
**NORTH
VANCOUVER**
355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428



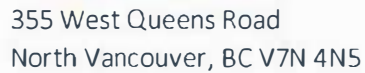
From: [REDACTED]
Sent: November 24, 2019 1:51 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Notice of Application for Cannabis Retail Store - 1629 Marine Drive

The Illahee "village"/Norgate Park area is a family-oriented complex. I don't feel a cannabis store is suitable for this area. The proposed hours of operation (9am to 9pm, seven days a week) is ridiculous! I trust re-zoning of this area will not be approved.

[REDACTED]

[REDACTED]

Taylor Jenks
Planning Assistant



Direct: 604-990-2428



Thanks for your letter regarding this.

trying to escape the horrific traffic issues that are now daily on Marine Dr. If they had

their own parking stalls like the Beer and Wine store down the street it may be a different issue

- There is a brand new condo development just opening directly behind this application and one across Marine Drive that is nearing completion

Not really fair for the people that have bought in these two complexes.

- A store like that would affect the property values negatively

You should shelve this application for a year or two until the new Condo units have fully settled in and you see how they also feel as well see how the new condo residences cars/traffic also affect the local traffic issues.

[REDACTED]

Thanks

Cheers,

[REDACTED]

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Proposed Subdivision - 1629 Marine Drive
Date: December 02, 2019 10:32:00 AM

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Thank you,

Taylor Jenks

Planning Assistant

355 West Queens Road

North Vancouver, BC V7N 4N5

JenksT@dnv.org

Direct: 604-990-2428

-----Original Message-----

From: [REDACTED]
Sent: November 24, 2019 8:44 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Proposed Subdivision - 1629 Marine Drive

Dear Mr. Jenks,

I am so happy to hear that there may be a Cannabis Retail Store coming to my neighbourhood. After watching the Cannabis stores operate for years without any incident I see no reason why they shouldn't be able to re-open their business. They'll buy a business license, pay taxes, and probably sponsor a baseball team.

They are fulfilling a need in our community and I believe they are much more desirable than liquor stores everywhere. Liquor makes people unreasonable, cannabis makes people chill out and laugh.

Please know that I fully support a Cannabis retail outlet anywhere on the North Shore.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: proposed subdivision 1629 marine drive
Date: December 02, 2019 11:24:00 AM

[REDACTED]

Taylor Jenks
Planning Assistant

355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428

-----Original Message-----

From: [REDACTED]
Sent: November 29, 2019 2:35 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Re: proposed subdivision 1629 marine drive

Hi,

I am writing to the city to strongly oppose the rezoning proposal of allowing the license of a cannabis store at 1629 marine drive.

We live in a family oriented neighbourhood with many young children Living in the area. [REDACTED]

[REDACTED] Having a cannabis store in our neighbourhood;

- 1) brings unfit group into our area (people who are either addicted or have questionable behaviour)
- 2) will cause unpleasant cannabis smoking smell in the area
- 3) setting a very bad example to our young children that smoking or smoking weed is acceptable. When we should promote healthy living habit to our generation.

North vancouver in general is where young families choose to reside and to raise family, due to its quiet and peaceful nature. We live here for the mountain and beaches and a healthy life style, we definitely do not welcome cannabis store opening here.

Please accept email this as me and my family's strong opposition to this subdivision.

[REDACTED]

Sent from my iPhone

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Cannabis store
Date: December 02, 2019 3:38:00 PM

[REDACTED]

[REDACTED]

[REDACTED]

Taylor Jenks
Planning Assistant

355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428

-----Original Message-----

From: [REDACTED]
Sent: December 01, 2019 1:12 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Cannabis store

Yes to the cannabis store.

Sent from my iPhone

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: 1629 Marine Dr
Date: December 02, 2019 3:46:00 PM

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: November 30, 2019 11:26 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: 1629 Marine Dr

Greetings Taylor Jenks,

I'm not in favour of the zone change from C9 to a zoning that will accommodate a Cannabis Store. It is too close to residences (where there are many children living) & an open field. This field has had issues with people hanging out, smoking, drinking, making a ruckus & leaving litter behind. I feel there's an increased chance of this disturbance multiplying with a Cannabis Store this close by.

Please keep me informed on this process.

Thank you,

[REDACTED]

Sent from sassy Siri's abode

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Proposed Subdivision -1629 Marine Dr
Date: December 02, 2019 4:03:00 PM

[REDACTED]

[REDACTED]

[REDACTED]

Taylor Jenks
Planning Assistant

355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428

-----Original Message-----

From: [REDACTED]
Sent: December 02, 2019 12:26 PM
To: Taylor Jenks <JenksT@dnv.org>
Cc: [REDACTED]
Subject: Proposed Subdivision -1629 Marine Dr

Hello.

In regards to the proposed subdivision - 1629 Marine Dr, we would be against such a proposal for the following reasons.

- 1) there is already a liquor store operating within 2 blocks of the proposed property. To have two such conveniences with their possible negative impact is not in the best interests of the community.
- 2) as there is no parking along Marine Drive in this area, cars will tend to be parked in the nearest area, being the residential neighbourhood of Bowser Avenue which is not desirable for the residents there.
- 3) the building is an eyesore sorely in need of repair, more likely demolition and rebuilding, to match with the other new buildings being erected in the neighbourhood.

Sincerely

[REDACTED]

To: Taylor Jenks <JenksT@dnv.org>

Cc: [REDACTED]

Subject: proposed subdivision - 1629 Marine Drive

Importance: High

Dear Taylor Jenks,

I write in my capacity [REDACTED] in response to your November 20, 2019 letter regarding the proposed rezoning of the property at 1629 Marine Dr. for a Cannabis Retail Store. [REDACTED] objects to such rezoning. [REDACTED] and considers that the safety of [REDACTED] neighbourhood would be compromised should this store be permitted to operate at the proposed location. The Norgate area, where the Ilahee townhouse development is situated, is a family neighbourhood. [REDACTED] believe that the presence of such a store would lead to a rise in the number of transients, other general drug use and associated criminal activities (such as car break ins) and other unsavory behavior than is already present in the area. There is enough crime in the neighbourhood without inviting more. Moreover, there is currently a children's café (Treehaus Teahaus) at 1705 Marine Drive, and from our understanding a daycare is being considered for the adjacent block to the east (MacGowan Ave.). It would be abhorrent to have a Cannabis Retail Store in this family neighbourhood, particularly given the proximity of a business focused on children and a proposed daycare. The District should focus on and encourage businesses that will contributed to the cohesion of our neighbourhood and not on those that will act to the detriment of the safety and well-being of its rate payers, both young and old.

Thank you.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: RE: proposed subdivision - 1629 Marine Drive
Date: December 05, 2019 6:01:24 PM

Thank you very much for your response. I would like to add that the comment re criminal activity was not gratuitous! Our underground parking garage has been broken into a number of times and generally the perpetrators of such crimes are drug addicts looking to support their habits. Thank you!

From: Taylor Jenks <JenksT@dnv.org>
Sent: Thursday, December 5, 2019 4:25 PM
To: [REDACTED]
Subject: RE: proposed subdivision - 1629 Marine Drive

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Taylor Jenks
Planning Assistant

DISTRICT OF
**NORTH
VANCOUVER**

355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428



From: [REDACTED]
Sent: December 05, 2019 2:26 PM

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: proposed cannabis shop on Marine Dr.
Date: December 11, 2019 4:11:30 PM

Hi Taylor,

I wrote you last week re the above.

I should add that there is another day care centre currently in operation across from the Mercedes Benz dealership – in the 1300 block of Marine Drive -- just a few blocks from the location of the proposed retail cannabis shop. Another factor militating against the rezoning application, I would have thought.

Thank you.

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: No
Date: December 09, 2019 9:27:00 AM

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Thank you,

Taylor Jenks
Planning Assistant


DISTRICT OF
**NORTH
VANCOUVER**
355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428



From: [REDACTED] >
Sent: December 05, 2019 7:51 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: No

Please, it's a big NO for me here. I am not thinking only of my children but also the other children here and anywhere else. It may be a medicinal for a few but not for everybody. Not her on these neighborhood please.

[Sent from Yahoo Mail on Android](#)

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Comments on Proposed Subdivision - 1629 Marine Dr
Date: December 09, 2019 9:36:00 AM

[REDACTED]

[REDACTED]

Thank you,

Taylor Jenks
Planning Assistant



355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org

Direct: 604-990-2428



From: [REDACTED]
Sent: December 06, 2019 3:29 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Comments on Proposed Subdivision - 1629 Marine Dr

Hi Taylor,

I'm writing to you to provide comment on the Proposed Subdivision - 1629 Marine Dr.

As a resident of Tatlow Avenue, I would like to raise my displeasure at having Cannabis Retail Store approved for this location. This location is right at the edge of a residential area that is populated by many families and also near a large sports and recreation area utilized by a number of junior sporting organisations. I feel that the opening of a Cannabis retail Store has the potential to have an adverse effect on this family orientated community. Although I recognize that Cannabis use is legal, it is also restricted to Adult use and therefore having this

business so close to an area frequented by children I feel could have the wrong image.

If the Store does receive approval to open though, I believe there are a number of improvements that need to be made to the surrounding area. The Area south of Marine Drive from east of McGuire Ave to Philip Avenue is severely underlit. There is a definite lack of street lighting in this area. In fact along 15th Street West between Tatlow Ave and Philip Ave, there is not a single street light. I am someone who walks around this area including the laneways beside and behind the proposed location. When walking around these areas at night, I have to bring a torch or headlight with myself for safety reasons.

So considering the planned store hours are till 9pm I believe the lighting of the surrounding area needs to be improved for public safety due to the increased foot traffic that will occur and also the increase in the potential for interactions between the public and people who may be under the influence of cannabis.

I believe that the street lighting improvements are required whether the application is approved or not, but obviously this request for comment has provided me with the opportunity to raise the issue.

Kind Regards,

[REDACTED]

From: [REDACTED]
To: Taylor Jenkins
Subject: 1629 marine dr- opposed
Date: December 30, 2019 1:26:29 PM

This email is to confirm we oppose this proposed subdivision at this location for a cannabis store.

This is a stupid location surrounded by residential people with kids and family? Why would you approve that areas? For cannabis- its better suited in Lonsdale not on marine.

Please ensure this does not go through as there is a school day care up the road and with the park being so close makes for the wrong location

Opposed:

[REDACTED]

*** Advisian Notice *** *This email is confidential. If you are not the intended recipient, you must not disclose or use the information contained in it. If you have received this email in error, please notify us immediately by return email and delete the email and any attachments. Any personal views or opinions expressed by the writer may not necessarily reflect the views or opinions of any company in the WorleyParsons Group of Companies. How we use your personal data <http://www.advisian.com/en-us/who-we-are/privacy-policy/SPAN>>

From: [REDACTED]
Sent: November 29, 2019 6:08 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Proposed cannabis retail locations

Dear DNV,

I am writing to register my concerns upon hearing about not one but two retail cannabis stores proposed for the 1200 and 1600 blocks of Marine Drive.

I'm a resident [REDACTED]. [REDACTED] has many young families with children who go to [REDACTED] elementary school which is very near both these locations.

I acknowledge that cannabis can be used successfully medically. However, there are still huge question marks over how cannabis use effects children and adolescents and their developing brains. Frankly I don't think it is appropriate having these shops so near a family neighbourhood and wonder if normalizing cannabis use, such as seeing (two!) cannabis retail stores in our immediate area effects the age which they start experimenting and also their access to it.

The sale of weed so close to our neighbourhood means that we will likely see an increase in people smoking it in our parks, school yards and streets. It may also possibly bring us an increase in property crime.

For these reasons, I and ask that the District reject both applications

[REDACTED]

Kind regards,

[REDACTED]

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: Fwd: Lightbox Enterprise Ltd. - 1629 Marine Dr. - Posted Public Notice
Date: February 03, 2020 1:23:04 PM

Dear Taylor,

We have another concern with the odour of the marijuana being sold. If this pot shop goes in, will we smell it from our business? I can't have my staff and customers subjected the the smell of marijuana. What is being done to mitigate the smell in these places? Please advise.

Thanks,
[REDACTED]

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: **Lightbox Enterprise Ltd. - 1629 Marine Dr. - Posted Public Notice**
Date: January 22, 2020 at 10:44:18 AM PST
To: jenkst@dnv.org

Dear Taylor Jenks,

As a local established business owner I am very concerned with the zoning bylaw ammendment required for the Donnelly Group to gain approval for their application to open their Hobo Recreational Cannabis Shop. I am also worried that our public parking will not to cater to a 7 day a week 12 hour a day business [REDACTED]. The installation of the bike lane on Marine Dr. removed our customer parking out front so we are very limited with where our customers can park. Furthermore, Norgate Community Elementary School is in very close proximity to 1629 Marine Dr., the proposed location. Are you able advise towards the status of their application? When does the objection period end for their application?

Sincerely,
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Notification for Rezoning text amendment application - 1629 Marine Drive
Date: December 02, 2019 4:21:00 PM

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Taylor Jenks
Planning Assistant


DISTRICT OF
**NORTH
VANCOUVER**
355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org
Direct: 604-990-2428



From: [REDACTED]
Sent: December 02, 2019 10:13 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Re: Notification for Rezoning text amendment application - 1629 Marine Drive

Hi Taylor

Thanks for the two notifications, the only comments we have is do both these addresses fall under the "Lions Gate Village Centre and Marine Drive Corridor" area where under the Districts "Non-medical Retail Cannabis Policy" it says only one store location is permitted in each area?

Thanks
[REDACTED]

On Wed, Nov 20, 2019 at 11:27 AM Taylor Jenks <JenksT@dnv.org> wrote:

The following public comments were received by phone during the notification process:

- [REDACTED] [REDACTED]
- There is a consideration to be made regarding the daycare that is proposed at 1585 Macgowan Avenue, the new residential building, and the park, and whether these uses are complimentary.
 - Not against or for the application, just a point to note.

[REDACTED] – Neighbour [REDACTED]

- Not in favour because there are a lot of youth, including teens and preteens in close proximity at schools
- There is concern with long term health effects.

[REDACTED] - Neighbour [REDACTED]

- Wishes to say that she does not agree with it

[REDACTED] – Bowser Avenue [REDACTED]

- Does not have concerns with the fact that it is cannabis, but has concern with the parking situation in the area.
- The type of business will result in higher volumes of people coming and going from the store rather than a rug store for example.
- There is no parking on the site, it will add congestion to the area and it will spill over into the neighbouring park as well as limit parking for everyone else in the area.
- The hours of operation are also a concern, being open so late.

[REDACTED] – Norgate Neighbourhood [REDACTED]

- Would not contribute positively to the neighbourhood, and would consider moving.

[REDACTED] Bowser Avenue [REDACTED]

- Objects to the application as there are a lot of vulnerable people including kids who would be exposed.

- [REDACTED] – [REDACTED] [REDACTED]
- Public parking on the neighbouring streets will not facilitate a 12 hr/day, 7 days/week business.
 - The bike lane has already reduced parking in the area
 - Norgate Elementary school is in close proximity

VIRTUAL PUBLIC HEARINGS ZONING BYLAW AMENDMENTS

When: Tuesday, July 14, 2020 at 7pm

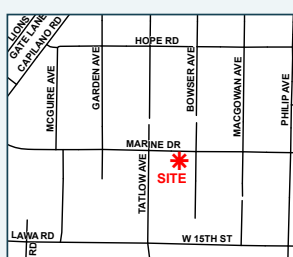
Where: 355 West Queens Road, North Vancouver

How: This Public Hearing will be held virtually, with participation by electronic means only. The hearing will be streamed over the internet at app.dnv.org/councillive

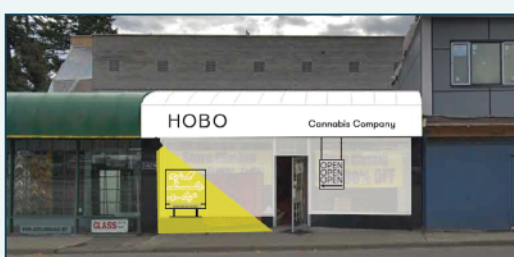
Two public hearings will occur consecutively in the order noted below.

Cannabis Retail Store at 1629 Marine Drive

What: A Public Hearing for Bylaw 8428, a proposed amendment to the Zoning Bylaw to add "Cannabis Retail Store" as a permitted use for the property located at 1629 Marine Drive in the Lions Gate Village and Marine Drive Corridor.



Proposed*



Proposed store front

Questions? Taylor Jenks, Development Planning Assistant
604-990-2428 or jenkst@dnv.org

Cannabis Retail Store at 1199 Marine Drive

What: A Public Hearing for Bylaw 8427, a proposed amendment to the Zoning Bylaw to add "Cannabis Retail Store" as a permitted use for the property located at 1199 Marine Drive in the Lions Gate Village and Marine Drive Corridor.



Proposed*



Proposed store front

Questions? Taylor Jenks, Development Planning Assistant
604-990-2428 or jenkst@dnv.org

When and How can I provide input?

We welcome your input on July 14, 2020 at 7pm. You may sign up in advance to speak at the hearing by contacting the Municipal Clerk at gordonja@dnv.org prior to noon, Tuesday, July 14, 2020. You may also provide a written submission at any time prior to the close of the hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers to make submissions by telephone. Dial-in information will be provided at the meeting over the internet to those viewing the video stream. *Please note that Council may not receive further submissions from the public concerning these applications after the conclusion of the public hearings.*

Need more info?

Relevant background material and copies of the bylaws are available for review online at DNV.org/public_hearing from June 30 to July 14.

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