

PUBLIC HEARING BINDER

1629 Marine Drive



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

Minutes of the Regular Meeting of the Council for the District of North Vancouver held at 7:02 p.m. on Monday, February 24, 2020 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond (7:03 p.m.)
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. D. Milburn, General Manager – Planning, Permits and Properties
Mr. A. Wardell, General Manager – Finance and Chief Financial Officer
Mr. S. Ono, Deputy General Manager – Engineering, Parks & Facilities
Ms. J. Paton, Assistant General Manager – Planning
Ms. T. Atva, Manager – Community Planning
Mr. R. Danyluk, Manager – Business Planning and Decision Support
Mr. J. Gordon, Manager – Administrative Services
Ms. C. Archer, Confidential Council Clerk
Ms. S. Dale, Confidential Council Clerk
Ms. A. Reiher, Council Liaison / Support Officer
Ms. J. Simpson, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. February 24, 2020 Regular Meeting Agenda

**MOVED by Councillor FORBES
SECONDED by Councillor BACK**

THAT the agenda for the February 24, 2020 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

Councillor BOND arrived at this point in the proceedings (7:03 p.m.).

2. PUBLIC INPUT

2.1. Ms. Judith Brook, 2400 Block Lauralynn Drive:

- Spoke in support of items 8.11 to 8.18 regarding proposed UBCM resolutions;
- Suggested fully funding the climate reserve fund;
- Commented regarding congestion pricing in other jurisdictions; and,
- Noted that the City of Vancouver has set a target date for the elimination of fossil fuel heating systems.

2.2. Ms. Nichol Reichardt, 300 Block West 2nd Street:

- Thanked Council for approving the Intergovernmental Panel on Climate Change targets and declaring a climate emergency;
- Encouraged council to fund climate change action; and,
- Spoke in support of items 8.11 to 8.18 regarding proposed UBCM resolutions.

2.3. Mr. Eric Skronek, 3100 Block Woodbine Drive:

- Spoke in opposition to item 8.12 regarding the UBCM resolution to allow municipalities to implement congestion pricing;
- Cautioned against punishing vehicle use, noting inadequate infrastructure and transit, as well as urban sprawl have created traffic issues and increased reliance on private vehicles;
- Opined that increased electric vehicle use will resolve some pollution issues;
- Expressed concern that many trades, service, and emergency service workers live outside community; and,
- Encouraged Council to consider other solutions to the climate emergency.

3. RECOGNITIONS

Nil

4. DELEGATIONS

4.1. Hollyburn Family Services Society

Re: An overview of the past year

Ms. Joy Hayden, Innovation and Engagement Specialist, and Ms. Lynn Green, Co-Vice Chair, provided an update of Hollyburn Family Service Society's activities over the past year, highlighting an increased need in the community and more complex needs of individuals and families seeking assistance. The society's program areas address social issues on the North Shore including housing instability, homelessness, poverty, and domestic and sexualized violence. Ms. Green thanked Council for the District's ongoing support through the use of District-owned properties, permissive tax exemptions and grant funding, and invited members of Council to visit the Youth Safe House.

MOVED by Councillor MURI

SECONDED by Councillor HANSON

THAT the delegation of Hollyburn Family Services Society is received for information.

CARRIED

5. ADOPTION OF MINUTES

5.1. January 20, 2020 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the January 20, 2020 Regular Council Meeting are adopted.

CARRIED

5.2. February 3, 2020 Regular Council Meeting

MOVED by Councillor MURI
SECONDED by Councillor BACK

THAT the minutes of the February 3, 2020 Regular Council Meeting are adopted.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COUNCIL WORKSHOP REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT items 8.1, 8.3, 8.5, 8.8 and 8.9 are included in the Consent Agenda and are approved without debate.

CARRIED

8.1. Text Amendment to add “Cannabis Retail Store” at 1074 Marine Drive (Bylaw 8421)

File No. 08.3060.20/046.19

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT “District of North Vancouver Rezoning Bylaw 1394 (Bylaw 8421)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1394 (Bylaw 8421)” is referred to a Public Hearing.

CARRIED

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

File No. 08.3060.20/060.19

Public Input:

Mr. Bert Hick, 1100 Block Pender Street, Vancouver:

- Advised he is a consultant appearing on behalf of the applicant, Donnelly Group;
- Requested that the District delay consideration of Bylaw 8428 for 30 days while the applicant works to resolve the outstanding parking issues; and,
- Noted that the applicant operates five existing cannabis outlets in British Columbia and one in Ontario.

**MOVED by Councillor BOND
SECONDED by Councillor BACK**

THAT “District of North Vancouver Rezoning Bylaw 1398 (Bylaw 8428)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1398 (Bylaw 8428)” is referred to a Public Hearing.

CARRIED

8.3. Text Amendment to add “Cannabis Retail Store” at 1199 Marine Drive (Bylaw 8427)

File No. 08.3060.20/056.19

**MOVED by Councillor MURI
SECONDED by Councillor BOND**

THAT “District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)” is referred to a Public Hearing.

CARRIED

8.4. Street Naming Bylaw 8376, 2019 – Emery Court

File No. 01.0380.20/074.000

Public Input:

Mr. Juan Palacio, 200 Block West Kings Road:

- Spoke in opposition to the street name “Emery Court”;
- Noted the District’s Street Naming Policy suggests avoiding duplication; and,
- Suggested an online vote from a short list of nominees to select a new name.

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

THAT “Emery Court, Street Naming Bylaw 8376, 2019” is referred back to staff for further consideration.

DEFEATED

Opposed: Mayor LITTLE and Councillors BACK, BOND, CURREN and FORBES

**MOVED by Mayor LITTLE
SECONDED by Councillor CURREN**

THAT “Emery Court, Street Naming Bylaw 8376, 2019” is given FIRST, SECOND, and THIRD Readings.

CARRIED

Opposed: Councillor HANSON

8.5. Bylaw 8429: Housekeeping Amendments to the Bylaw Notice Enforcement Bylaw

File No. 09.3900.20/000.000

**MOVED by Councillor MURI
SECONDED by Councillor BOND**

THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8429, 2020 (Amendment 50)" is ADOPTED.

CARRIED

8.6. Grant Funding Application – Lynn Valley Road Active Transportation Improvement Project

File No. 16.8620.20/059.002.000

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

THAT the Lynn Valley Road Active Transportation Improvement Project (Mountain Highway – Dempsey Road) and the application for grant funding through the *BC Active Transportation Infrastructure Grants Program* are supported;

AND THAT the District of North Vancouver commits to its share (\$820,000) of the total project cost of \$1.32M to be funded through the Transportation and Mobility Reserve.

CARRIED

8.7. Grant Funding Application – Dollarton Highway Sidewalk Project

File No. 16.8620.40/000.000

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

THAT the Dollarton Highway Sidewalk Project and the application in partnership with the Tsleil-Waututh Nation (TWN) for grant funding through the *BC Active Transportation Infrastructure Grants Program* is supported.

CARRIED

8.8. UBCM Community Emergency Preparedness Fund – Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Application for Upper Mackay Creek Flood Mitigation Plan

File No. 11.5245.01/000.000

**MOVED by Councillor MURI
SECONDED by Councillor BOND**

THAT the application for grant funding through the *UBCM Community Emergency Preparedness Fund – Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Application for Upper Mackay Creek Flood Mitigation Plan* is supported.

CARRIED

8.9. Investing in Canada Infrastructure Program Application for Grant Funding for the Reduction of Inflow and Infiltration Program

File No. 11.5340.01/000.000

MOVED by Councillor MURI
SECONDED by Councillor BOND

THAT the application for grant funding through the *Investing in Canada Infrastructure Program: Green Infrastructure – Environmental Quality Sub-Stream* for the District Reduction of Inflow and Infiltration Program is supported;

AND THAT the District of North Vancouver commits to its share (\$1,666,500) of the project over 5 years.

CARRIED

8.10. 2020-2024 Draft Financial Plan Public Input

File No.

Councillor CURREN left the meeting at 8:30 and returned at 8:31 p.m.

Councillor MURI left the meeting at 8:30 p.m. and returned at 8:34 p.m.

Public Input:

Mr. Eric Andersen, 2500 Block Derbyshire Way:

- Spoke on behalf of the Blueridge Community Association regarding a request to fund a trail connection between the Blueridge area and Parkgate.

Mr. Corrie Kost, District Resident:

- Expressed satisfaction with the draft 2020-2024 Financial Plan as presented.

8.11. UBCM Resolution: Establish Standards for Building, Electrification Heat Pumps, and Water Heaters

File No.

MOVED by Councillor CURREN
SECONDED by Mayor LITTLE

THAT the UBCM Resolution: Establish Standards for Building Electrification, Heat Pumps, and Water Heaters is supported for LMLGA consideration:

WHEREAS currently municipalities are prohibited from requiring local standards or technical requirements;

THEREFORE BE IT RESOLVED that the province enact legislation to empower municipalities to establish standards for building electrification, heat pumps, and water heaters.

CARRIED

8.12. UBCM Resolution: Congestion Pricing

File No.

Public Input:

Mr. Peter Teevan, 1900 Block Indian River Crescent:

- Spoke in opposition to congestion pricing; and,
- Opined that congestion pricing has a negative impact on people who have no alternative options.

MOVED by Councillor CURREN

SECONDED by Mayor LITTLE

THAT the UBCM Resolution: Congestion Pricing is supported for LMLGA consideration:

WHEREAS congestion leads to a plethora of issues, such as increased air pollution, increased GHG emissions, and reduced quality of life for individuals;

AND WHEREAS congestion charges have been successful in cities around the world;

THEREFORE BE IT RESOLVED THAT the province enact legislation to enable municipalities to impose and collect vehicle congestion charges.

CARRIED

8.13. UBCM Resolution: Green Roofs

File No.

MOVED by Councillor CURREN

SECONDED by Mayor LITTLE

THAT the UBCM Resolution: Green Roofs is supported for LMLGA consideration:

WHEREAS Currently the *Local Government Act* allows a local government to require landscaping under section 527 and to control runoff under section 523, but the *LGA* and *Community Charter* do not empower local governments to require and enforce the related building standard of construction (prohibited under the *Building Act*) or to require and enforce maintenance of green roofs, including with security requirements;

THEREFORE BE IT RESOLVED that the province amend the *Local Government Act* to empower local governments to expressly require green roofs and enforce the related building standard of construction, and to require and enforce maintenance of green roofs, including with security requirements.

CARRIED

8.14. UBCM Resolution: Predominant Purpose of Bylaw

File No.

**MOVED by Councillor CURREN
SECONDED by Mayor LITTLE**

THAT the UBCM Resolution: Predominant Purpose of Bylaw is supported for LMLGA consideration:

WHEREAS the original intent of section 9(2) of the *Community Charter* was to give a council unfettered discretion to elect to adopt a bylaw under a head of power determined by the council such that a bylaw will be upheld if it is attacked on the basis that the predominant purpose in fact (versus the legitimate purpose elected by the council) is one requiring ministerial approval;

AND WHEREAS the original intent and effect of section 9(2) was that a municipality need only determine one proper purpose for a bylaw to be valid, “even if members of Council may have had other motivations”: *International Bio Research v. Richmond (City)*, 2011 BCSC 471 at para. 43;

THEREFORE BE IT RESOLVED that the province amend section 9(2) of the *Community Charter* to provide that (a) a bylaw is presumed to be enacted validly, in good faith and for a proper purpose if the council elects to determine in the bylaw the predominant purpose, and (b) that the council may adopt a bylaw under more than one head of power under the *Community Charter*, whether this is a matter of concurrent jurisdiction under section 9(1).

CARRIED

8.15. UBCM Resolution: Regulate or Prohibit in Relation to Business

File No.

**MOVED by Councillor CURREN
SECONDED by Mayor LITTLE**

THAT the UBCM Resolution Regulate or Prohibit in Relation to Business Bylaw is supported for LMLGA consideration:

WHEREAS the current statute limits the authority to only “regulating” in relation to “business” and the original white paper on the *Community Charter* contained the proposed authority to “prohibit” as well as “regulate”, as in Alberta, Saskatchewan, Manitoba, Ontario, Toronto, Winnipeg and Yukon;

AND WHEREAS in order to proceed with several climate change best practices, it will be necessary to prohibit certain business practices, such as selling fossil fuel heating systems after a certain date;

THEREFORE BE IT RESOLVED that the province amend section 8(6) of the *Community Charter* to enable a council by bylaw to regulate or prohibit in relation to businesses, business activities and persons engaged in business.

CARRIED

8.16. UBCM Resolution: Water Conservation and Grey Water Use

File No.

MOVED by Councillor CURREN

SECONDED by Mayor LITTLE

THAT the UBCM Resolution: Water Conservation and Grey Water Use is supported for LMLGA consideration:

WHEREAS Local governments may require water conservation and grey water use in relation to a drainage system under section 8(2) and (3)(a) of the *Community Charter*, and as a condition in a phased development agreement under section 516(3) of the *Local Government Act*, but not in relation to plumbing requirements for new buildings or the retrofitting of old buildings;

THEREFORE BE IT RESOLVED that the province enact legislation to empower local governments to require water conservation and grey water use in relation to plumbing and drainage requirements for new buildings or the retrofitting of old buildings.

CARRIED

8.17. UBCM Resolution: GHG Reporting for Business

File No.

MOVED by Councillor CURREN

SECONDED by Mayor LITTLE

THAT the UBCM Resolution: GHG Reporting for Business is supported for LMLGA consideration:

WHEREAS Businesses in Canada are currently required to report their emissions only if their facilities emit 10,000 tons or more CO₂ equivalent per year;

AND WHEREAS carbon reporting for businesses is recognized as an important mechanism for corporate social responsibility;

THEREFORE BE IT RESOLVED that the province amend section 8(6) of the *Community Charter* to enable a council by bylaw to regulate or prohibit, or impose requirements, in relation to businesses, business activities and persons engaged in business.

CARRIED

8.18. UBCM Resolution: GHG Reduction Legislation

File No.

**MOVED by Councillor CURREN
SECONDED by Mayor LITTLE**

THAT the UBCM Resolution: GHG Reduction Legislation is supported for LMLGA consideration:

WHEREAS Measuring and reducing carbon pollution is critical to addressing the climate emergency:

AND WHEREAS the courts are currently bound by the Plastic Bag Decision which would likely require ministerial approval of environmental bylaws and limit authority under the other heads of power;

THEREFORE BE IT RESOLVED THAT the province enact legislation to enable local governments to require GHG emission reduction or elimination, including the sale or installation of fossil fuel heating systems and sale of fossil fuel vehicles, and require upgrades to or removal of fossil fuel heating systems.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported that:

- The upcoming Heritage and Advisory Design Panel Awards will be held on February 25;
- The Governor General of Canada held an event at District Hall on February 22 to recognize those involved in the Grouse Mountain rescue;
- He attended the Metro Vancouver Council of Councils meeting on February 22; and,
- End Human Trafficking Day was on February 22.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

9.3.1. Councillor Curren reported on her attendance at the launch event for Edgemont Village eliminating single-use plastic bags on February 21.

9.3.2. Councillor Forbes reported on her attendance at the:

- Metro Vancouver Council of Councils meeting;
- Launch event for Edgemont Village eliminating single-use plastic bags on February 21;
- District presentation to NVCAN on the Official Community Plan targeted review; and,
- The Finance Committee presentation regarding the draft budget.

9.4. Metro Vancouver Committee Appointees

9.4.1. Industrial Lands Strategy Task Force – Councillor Back

Nil

9.4.2. Housing Committee – Councillor Bond

Councillor Bond reported on his attendance at the February 5 Housing Committee meeting where the Metro Vancouver Housing Corporation presented its new tenant eligibility criteria.

9.4.3. Indigenous Relations Committee – Councillor Hanson

Councillor Hanson reported on his attendance at the signing of the co-management agreement between Metro Vancouver and the Tsleil-Waututh Nation.

9.4.4. Board – Councillor Muri

Nil

9.4.5. Regional Parks Committee – Councillor Muri

Councillor Muri reported on her attendance at the signing of the co-management agreement between Metro Vancouver and the Tsleil-Waututh Nation.

9.4.6. Liquid Waste Committee – Mayor Little

Nil

9.4.7. Mayors Committee – Mayor Little

Nil

9.4.8. Mayors Council – TransLink – Mayor Little

Nil

9.4.9. Performance & Audit Committee – Mayor Little

Nil

9.4.10. Zero Waste Committee – Mayor Little

Nil


10. ADJOURNMENT

MOVED by Councillor BACK
SECONDED by Councillor BOND

THAT the February 24, 2020 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:15 p.m.)

Mayor



Municipal Clerk



October 20, 2019

Attention: Development Planning Department, District of North Vancouver

Re: Lightbox Enterprises Ltd. Rezoning Application

Donnelly Group, owner and operators of Lightbox Enterprises Ltd. dba Hobo Cannabis Company, intends to convert the space from rug retailer to a legal, adult-use cannabis retail store. The group currently operates 3 locations in Vancouver, 1 in Kelowna and 1 in Ottawa, all of which provide a compassionate and approachable retail service to their neighbourhoods that has been warmly welcomed.

Lightbox Enterprises Ltd. has been successfully operating cannabis retail stores known as Hobo Cannabis Company, since April 1st, 2019 and similarly, Donnelly Group has been operating hospitality venues since 1999. These 20 years of diverse experience has positioned the as a world-class operator, reliable partner to regulatory bodies and municipalities, and champion of adding value to the neighbourhoods in which it does business.

Lightbox Enterprises Ltd. wishes to operate a Hobo Cannabis Company store in the District of North Vancouver in order to serve the communities of North Vancouver and West Vancouver. The Marine Drive location has easy transport links to the City of North Vancouver, the Park Royal area, West Vancouver and the Lions Gate Bridge.

The store location is within retail and residential area, meaning it will serve both business owners and local residents. The adjacent properties are commercial retail and office units. The property is currently zoned as C9 – Marine Drive Commercial Zone, which is compliant with the current bylaw for Cannabis Retail, in order to carry out a text amendment.

As this location is already a retail unit, we do not foresee any negative impacts on the area or the adjacent properties. By investing in this store, we feel we will improve the overall aesthetic of this section of Marine Drive.

In a collaborative with government to create safe access to adult-use cannabis and extinguish the black market, Hobo stores are built on a brand promise of being disarming,

[Type text]

[Type text]

[Type text]

compassionate and human. To this end they are designed to be warm and approachable with engaged operators who are considerate of their neighbours and communities. The group has found that opening adult-use cannabis retail in communities has promoted the cultural de-stigmatization of cannabis and improved the transactional safety of making a purchase by virtue of an increasingly discouraged black and grey market.

As a summary, Hobo commits to a safe and openly communicated cannabis retail business that is both culturally and economically positive to the communities in which it operates, including the employment of individuals in the local community, as well as locally sourced trades and materials. It is developing a nationally recognized brand rooted in British Columbia and is backed by experienced and historied operators.

Respectfully,

Jeff Donnelly – President

[Type text]

[Type text]

[Type text]

Plan Preparation and Details

This security plan has been designed in accordance with the District of North Vancouver Recreational Cannabis Retail Policy and the Provincial Retail Regulations. The security plan and details herein meet and or exceed the minimum requirement for the stores physical security system requirements and monitoring services. Identified assets included the retail premises, Point- Of-Sale (POS) equipment and computerized inventory management systems, smoking paraphernalia, secure storage and most importantly, staff working on the premises. Potential loss events were identified as inventory shrinkage, theft, damage to or theft of smoking paraphernalia for sale, fire, flood or power failure. The potential loss events are expected to be of low probability, or to be extremely infrequent based on the operational histories of similar businesses within British Columbia. Robbery or theft of cannabis will be mitigated by maintaining the minimum inventory on the premises at-all-times and within the standard daily operating procedures that will be set and established. Any supplemental inventory will be stored in a large burglary safe inside the locked storeroom at all times with restricted access to only authorized personnel. Cash not required for making change will be stored in a secure locked drawer system or the secured safe. The impact of any single severe loss event such as fire or flood is expected to only shut down retail operations for a few days to a week, depending on the total extent of damage to the location. Less severe loss events such as theft or damage to retail goods are not expected to impact business operations for more than a few business days.

Lightbox Enterprise Ltd. Retail Location Details:

The Lightbox Enterprise Ltd. retail location is at 1629 Marine Drive, North Vancouver. The storefront is situated on a retail block of Marine Drive between Bowser Avenue and Taylor Avenue with a north facing store front. Only the north facing portion of the store is glass, which will be covered with security film. The store exterior walls (outside of the showcase windows) are constructed of commercial grade materials that will assist in the prevention of unauthorized entry or access to the store at any time. The neighbouring businesses can also easily function as “Observers”, viewing activity around the front portion of the store and areas. All traffic to/from the store will be through the main entry door on the south side of the building. Our security operations will help to deter/prevent any potential illicit or criminal activity through extensive video coverage as required.

Hours of Operation:

Lightbox Enterprise Ltd.’s retail hours of operation are 9:00AM – 11:00PM, 7 days per week. The hours of operation will be in accordance to what is allowable by the province of British Columbia.

SAFE & SOUND · BARBER & CO · THE BLACKBIRD · CLOUGH CLUB · THE LAMPLIGHTER · TAVERN
LIBRARY SQUARE · THE RAILWAY STAGE & BEER CAFÉ · GRANVILLE ROOM · THE THREE BRITS · CINEMA
NEW OXFORD · WALRUS · BELFAST LOVE · DEATH & TAXES · PONG BAR · THE BUTCHER & BULLOCK

Deliveries & Disposal:

Staff and management do not deliver cannabis from the Licensed Producers into the store's inventory. BC Liquor Distribution Branch is responsible for all cannabis product deliveries at this time.

Cannabis detritus and faulty product (contaminated, moldy etc.) will be destroyed by mixing with cat litter or vermiculite and soaked with water, or another authorized and approved process for destroying cannabis products, then disposed of in regular garbage or as required per policy and regulations. Faulty product excise labels will be returned to the BCLDB for documentation of disposal. Cannabis not needed for immediate sale is kept in secure storage. In the event of a robbery or burglary, inventory can be replaced within 48 hours or less, subject to product inventory from the authorized supplier(s).

Opening, Closing & After-Hours Operational Procedures:

Prior to opening, 2 staff (minimum 1 assistant manager/manager or both) will enter the store together and verify the duress buttons operate correctly and the video system is functioning properly. Any other staff members waiting to be granted access prior to the store opening will be confirmed and allowed to enter the store. The intrusion alarm system will be disarmed and then rearmed to secure the perimeter, allowing staff to move about in the still-protected space to prepare the store for the day. All cannabis products will be inventoried prior to store opening each day to ensure accurate record keeping and confirmation of the inventory from the closing shift the night before. Once the inventory is complete, the packaged cannabis will be placed in secured shelves and in showcases out of reach of customers. The cannabis product will be secured and only accessible by authorized staff at all times.

Opening the store to the public will be performed after staff are at their stations and operation of security measures is confirmed. The intrusion alarm system will only be fully disarmed at the start of open hours. The intrusion system for the secure storage and safe will be on its own partition and require to be armed/disarmed by authorized persons when not in use or no authorized work is being performed in those areas. This process will allow for the secure storage and safe areas to remain armed and monitored while the store is open for business.

The store will be staffed as per Lightbox Enterprise Ltd. advised and as follows: A minimum of 8 staff members on site – 1 manager, 1 assistant manager, 1 ID verification specialist, 1 host/hostess, 1 product packager, and 2 budtenders. The store will not be opened to customers if any physical, electronic or procedural security measures are inoperative.

Large cash amounts will be removed from the store at least daily at irregular intervals to minimize the risk of robbery during transport to the bank. Large cash transport may be performed by a certified, bonded, and insured cash logistic company. Cash balances more than approximately \$300 will be removed from the tills and deposited in the secure safe at site.

It is expected that most sales will be conducted via debit or credit cards. This will reduce the risk of cash holdups and the transportation of large amounts of cash from the site.

Store closing will entail clearing all customers from the premises at closing time, locking and alarming the perimeter prior to inventory of cannabis and comparing against the morning inventory and the day's overall sales.

After the product is inventoried, it will be stored in a large burglary safe (minimum class 2) in the secure storage room.

The cash float and funds not removed during the day will be locked in the safe in the secure storage room. During closing, the staff will arm the alarm system and secure all doors. All required staff members (minimum 1 assistant manager/manager and 1 other staff member – totaling 2 person(s) at least) would wait outside the front of the premises until the alarm system completes its arming cycle.

Nighttime hours will have the security video feeds continue operating to record and transmit video imaging to the NVR (Network Video Recorder) and to the cloud as required and setup. Recording is triggered by activity inside the store or video activity exceeding pre-set activity thresholds set for each camera. An intrusion alarm system, installed to ULC standards for operation, will immediately trigger continuous recording from all cameras in the event of a breach or internal activity sensed by interior motion detectors. An alarm will be sent to the monitoring center and verified via immediate review of security video clips sent in conjunction with the alarm and or live video verified monitoring services.

North Vancouver RCMP will then be notified of a verified alarm event by the alarm company, so police may be dispatched immediately. Lightbox Enterprise Ltd.'s management team will also be notified so they may attend the store and assist police with their response and investigation. All authorized staff members will have access to the video surveillance system via the secure and encrypted app to verify remotely of any alarm event or activity at site in conjunction with the monitoring stations operators and authorities.

Staff Safety & Customer Management:

Lightbox Enterprise Ltd. staff are trained in emergency response procedures regarding criminal acts, de-escalation of aggressive or confrontational behavior and in management of

persons intoxicated by cannabis, alcohol or other drugs.

Staff must not endanger themselves or customers by physically confronting or resisting troublemakers or persons involved in untoward behavior, disturbances or criminal acts inside or in front of the store, per Worksafe BC requirements. Criminal acts or disturbances likely to escalate to criminal acts should be managed by contacting North Vancouver RCMP for emergency response.

Additional response capabilities will include using a contract security guard company to provide either full-time (during operating hours of the retail location) or periodic daily and evening mobile patrol checks of the premises and to provide hands-on emergency response services to supplement North Vancouver RCMP for nuisance, security and crime incidents.

All customers will be required to show government issued photo identification plus BC Cannabis Control & Licensing Act approved secondary identification to be served. Staff will examine customer's ID at the ID check-in desk as well as at the retail counter (as required) before providing service. Individuals under age or not able to produce proper identification will be required to leave the premises immediately.

Intrusion, Fire & Duress Alarm Systems:

The Lightbox Enterprise Ltd. premises are equipped with an intrusion alarm system connected to a ULC compliant monitoring centre. The intrusion alarm system will have separate partitions for the main store, and perimeter, utility meters room and secure storage room. Each locking door or gate will have a magnetic door contact, as will the cannabis and cash storage safes/area(s). Every internal area will also be protected by motion detectors, and all intrusion equipment will be to ULC standards and requirements.

The smoke detectors throughout the premises will be connected to the intrusion alarm system through a dry relay contact from the fire alarm system (provided by others) to enable the monitoring centre to dispatch North Vancouver Fire & Rescue Services as required.

A duress alarm system operates in conjunction with the intrusion alarm and is activated when a duress button is triggered by a staff member. The siren is not activated but an alarm signal and video feed are transmitted to the monitoring centre as a 'high alert' to initiate a police response.

Physical Security & Access Control:

The Lightbox Enterprise Ltd. cannabis retail shop has a single point of entry from the street level for customers. Access control is managed with restricted keys issued and logged to

staff. Additional keys may be issued in future for security patrol alarm response in accordance with ULC monitoring and mobile security response standards. The exterior door(s) deadbolts/locks will be upgraded as required to meet security standards and regulations.

The main entrance door(s) will be unlocked during business hours. An exit door from the secure staff/storage area will remain locked and only used for emergency exit or as required and advised by an authorizing staff member.

All doors into the various staff, secure office and secured storage spaces and or areas are a minimum of 18ga. hollow steel doors mounted in 16ga. pressed steel frames. Locksets will be a minimum of cylindrical Grade 1 lever handle type with clutched outside handles to resist wrenching or forced attacks. The door(s) leading to restricted or secure storage areas will have a pry-plate and interlock pry-plate installed to prevent 'easy' carding or prying of the door(s).

This combination of hardware component and steel door is extremely difficult to defeat with prying tools or other forced entry equipment. Hinges on all outswing doors are Non-Removable Pin (NRP) type or piano style to discourage attempts to defeat the door from the pivot side.

The cannabis storage burglary safe (class 2 or greater) will be securely stored in a location that is not easily noticeable inside the retail space. The safe will be secured to the floor by way of the provided bolt holes to secure the safe from being 'easily' moved.

The storefront glazing is protected with a minimum 12 mil security film or comparable. The windows are free of obstructions that may prevent passersby from observing activities inside the store. Interior lighting is sufficient to provide an easy view of the retail space from outside during a sunny day, while keeping all cannabis related product out of view of the 'public' as per the required policies for retail locations.

All packaged cannabis materials, the cash float and any cash not taken for deposit will be locked in the secure storage room, in a large burglary safe.

Security Video Device Locations, Viewing Angles & Storage:

Lightbox Enterprise Ltd.'s site surveillance cameras are located at both the exterior and interior of the premises. The exterior cameras are primarily intended to observe and record activity leading up to and around the frontage and sides of the retail location. The interior cameras are intended to provide sufficiently detailed images for identification of individuals and to record activity at all times.

The cameras are housed in vandal-resistant enclosures and firmly mounted out of easy reach. All cameras feed a Network Video Recorder (NVR) with storage capacity of 50 days as a minimum and as detailed in the cannabis retail policy. High definition video is recorded on motion to minimize hard drive storage space requirements and facilitate searching for specific events. The system is set to record at a lower frame/image rate when there is no activity to ensure that in the event something occurs outside of the motion sensors of the cameras that there is some video/images recorded. Image size and quality is sufficient to identify individuals as they enter and move about the premises.

The angle of view for each camera is optimized to provide video coverage commensurate with the purpose of each camera. The camera observing the entrance doors has an angle of view sufficient to capture everyone entering the store without leaving gaps by which customers might enter and leave undetected. Views of the waiting area are wide enough to cover the section of the retail space so that customer and staff activities apart from the POS (Point of Sale) terminals may be recorded.

Ceiling mounted cameras record activity for each POS terminal, as well as all cannabis related retail area space to ensure there are no blind spots in or throughout the retail space.

The exterior cameras (C1-C5) are installed and positioned to monitor and record all activity at all times. These cameras will assist in identifying any suspicious activity or potential person(s) of interest.

Video is streamed to Management cellular phones for real-time assessment of site activities at any time. Views from all of the cameras are shown in a multiplex, real time display on an LED monitor in the receiving/storage area or managers office, out of sight of customers.

The NVR and associated equipment are installed in a concealed, locked enclosure to prevent tampering inside the secure office.

Security Video Transmission & Retrieval:

In the event of a security incident, the owner or assigned manager will immediately download relevant video clips^[1] to a hard drive or USB key depending on the size of file for North Vancouver RCMP to use as a forensic investigation aid. An additional copy of the previous 50 days imaging will be archived to a portable hard drive as a full record of activities on and around Lightbox Enterprise Ltd.'s premises, and as required.

Video is continuously streamed to the management phones but not recorded on these devices. Customers and members of the public will not be permitted to view live or recorded video at any time.

Video will also be streamed to the alarm monitoring centre if an intrusion, fire or duress alarm is triggered. This will allow the alarm dispatcher to provide a video verified alarm call to the North Vancouver RCMP for immediate response and advise in real time what is happening at the site.

Suspicious activity outside the Lightbox Enterprise Ltd. premises is monitored by an offsite security video service to detect and initiate a police and security response to the incident as required and in accordance with standard operating procedures.

Security Event Operational & Response Procedures:

In the event of a robbery on the premises, Lightbox Enterprise Ltd. has instructed its employees to cooperate and comply with any demands made by the robber(s).

Employee training on procedures to follow during a robbery include the following steps: [L] [SEP]

1. Remain calm. [L] [SEP]
2. Do not make sudden moves. [L] [SEP]
3. Do not argue with the robber. [L] [SEP]
5. Cooperate and comply with the robber's demands. [L] [SEP]
6. Always assume a robber is armed. [L] [SEP]
7. Pay close attention to the robber's appearance (height, weight, skin color/texture, hair color & length, scars/ tattoos, clothing, jewellery, etc.), voice and mannerisms. [L] [SEP]
8. Activate the duress alarm if it is safe to do so. [L] [SEP]
9. Do not physically confront or fight with the robber unless forced to protect yourself or another person. [L] [SEP]
10. Verify with customers and staff present during the robbery that they are uninjured and call for medical assistance as required. [L] [SEP]

Thefts should be managed in a non-violent manner. If a staff member witnesses a theft, they should not confront or attempt to apprehend the suspected thief. Police should be called immediately to respond to any incidence of theft and informed of the details of the incident. Video evidence must be supplied to police by a Lightbox Enterprise Ltd. manager or Assistant Manager on request to assist in their investigation and possible prosecution of the crime.

Police requests for video evidence must be made in writing, giving a brief description of the reason for the request and a police incident file number. The store manager must document the release of video, detailing the video feeds and time frame the released evidence covers.

All incidents of graffiti or other vandalism must be reported to police by the staff member discovering it. Video evidence must be supplied to police on request to assist in their investigation and possible prosecution of the crime.

Unruly patrons should be immediately escorted off the premises. Ejecting the patron from the premises via physical confrontation must be avoided per Worksafe BC employee safety requirements. If the patron threatens other staff or customers or becomes physically combative, trigger the duress alarm and withdraw from the confrontation if possible. Call the North Vancouver RCMP and the contract security patrol as soon as it is safe to do so.

Incident Reporting Procedures:

Security incidents will be managed by calling 9-1-1, filing a police report and generating a written record of the incident. Events that qualify as serious security incidents include ejection of intoxicated persons, disturbances or smoking in front of the store, thefts, break and enter attempts, threats or assaults on or near company premises, and vandalism.

Incident Report forms will be kept on the premises as an aid to remembering and describing a robber or person committing other criminal acts at Lightbox Enterprise Ltd. Simple incident report forms will be used.

Use a simple Incident Report form to aid staff in properly logging incidents. The form should include the following:

- Date
- Time of Incident
- Name of the report author
- Who – identify the persons involved and witnesses to the incident.
- What – briefly describe the facts of the incident.
- When – note the day, date and time of the incident, and the time the report was created.

The finished report will be signed by the author and handed off to the Lightbox Enterprise Ltd. staff member responsible for managing security. Copies of the suspect identification

Donnelly Group EST. 1999

#300-595 Hornby St. Vancouver, BC, V6C 2E8
t: 604.899.3229 f: 604.899.3226

sheet(s) and incident report will be provided to North Vancouver RCMP and regulatory agencies as required.

All events requiring police intervention or reporting must be recorded in an incident log and retained for 6 years. Less serious incidents such as the peaceful ejection of intoxicated persons must also be noted in the incident log.

Less serious security incidents such as inventory irregularities and non-compliance or shortfalls with safety and security policies will be written into permanent company records and managed by the Lightbox Enterprise Ltd. owner or assigned manager.

SAFE & SOUND · BARBER & CO · THE BLACKBIRD · CLOUGH CLUB · THE LAMPLIGHTER · TAVERN
LIBRARY SQUARE · THE RAILWAY STAGE & BEER CAFÉ · GRANVILLE ROOM · THE THREE BRITS · CINEMA
NEW OXFORD · WALRUS · BELFAST LOVE · DEATH & TAXES · PONG BAR · THE BUTCHER & BULLOCK



Tag: EF1
 Customer:
 Job ID: June2019-21-1
 Date: June 21, 2019

DCRD - Centrifugal Roof Exhauster, Downblast, Direct Drive

Construction Features

- Spun aluminum construction High efficiency backward inclined wheel statically and dynamically balanced
- Rolled bead edge on fan skirt for added rigidity
- Curb cap/venturi assembly
- Motors designed for variable speed control option
- Heavy gauge galvanized mesh bird screen
- Disconnect switch.

Description	Qty	Model	Size	Wt (lb.)
	1	DCRD	130B	101

Approximate weight each, includes fan, motor and accessories.

Performance	CFM	SP (in WC)	RPM	Oper. BHP
	700	1.000	1,393	0.28

Temperature: 70 °F Altitude: 0 ft

Department of Energy	FEI	FEP (KW)	System FEI	System FEP (KW)
	1.39	0.26	N/A	N/A

Note that the Fan Energy Index (FEI) is an overall efficiency (wire-to-air) metric which includes not only the impact of the fan efficiency, but also each of the drive components used to operate the fan.

The Fan Electrical Input Power (FEP) is the amount of power of a given fan at an operating point characterized by a value of flow and pressure.

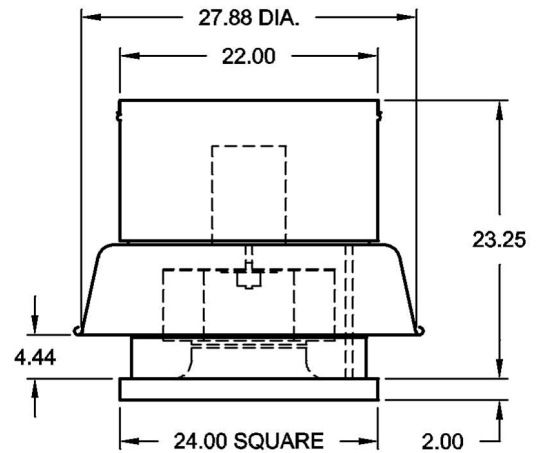
Motor Data	HP	RPM	Volt/Ph/Hz	Encl
	1/2	1,750	115V/1/60	ODP

Efficiency: Standard

Sound Data	Octave Bands	1	2	3	4	5	6	7	8	LwA	dBA	Sones
	Level at Inlet	87	89	77	72	68	66	61	55	77	62	16.7

LwA: The overall (single value) fan sound power level in dB re. 10⁻¹² Watts, 'A' weighted.

dBA: Estimated sound pressure level (re:0.0002 microbar) based on a single ducted installation at 5 ft., using a directivity factor of 1.



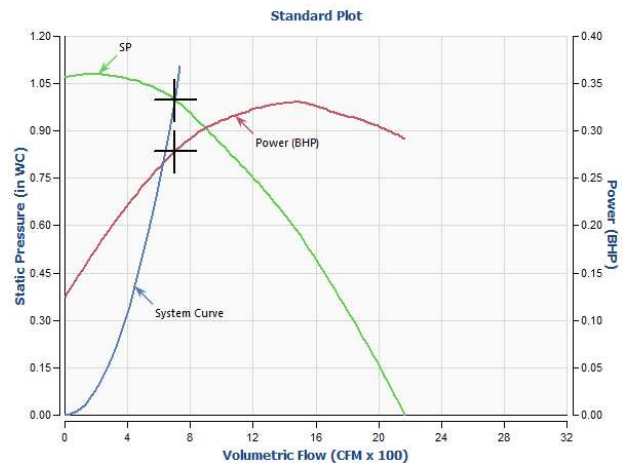
ROOF OPENING	18.50 X 18.50
DAMPER SIZE	18.00 X 18.00

D4051A DCRD 130B



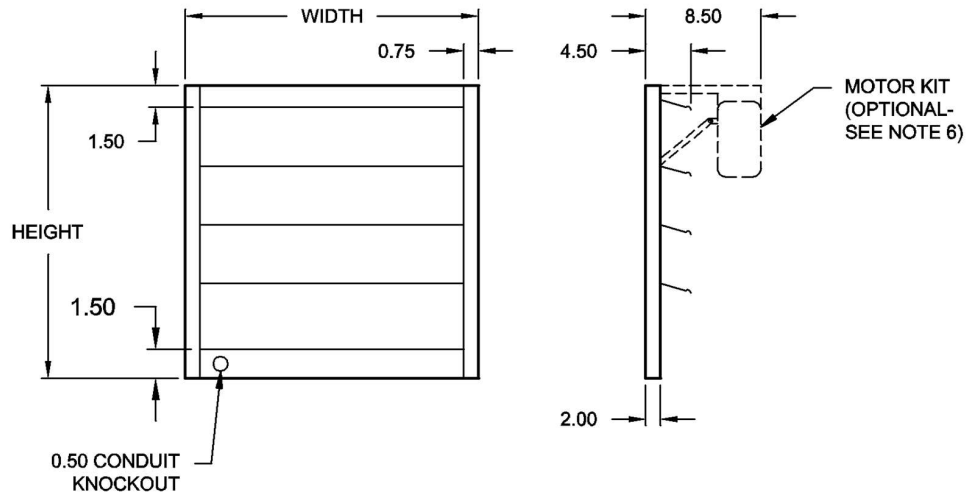
Accessories Included

- Birdscreen - Galvanized
- Backdraft Damper, ALUM
- Speed Controller, Not Wired
- Roof Curb, Straight Sided, Galv. w/ Insulation 12" H
- Disc Switch-Unfused (NEMA 1), Shipped Loose





Tag: EF1
 Customer:
 Job ID: June2019-21-1
 Date: June 21, 2019



SIZE	HEIGHT	WIDTH
060	10.00	10.00
070	10.00	10.00
080	10.00	10.00
085	10.00	10.00
090	10.00	10.00
095	10.00	10.00
100	10.00	10.00
120	14.00	14.00
130	18.00	18.00
140	18.00	18.00
150	18.00	18.00
160	18.00	18.00
170	24.00	24.00
180	24.00	24.00

NOTES:

1. FRAME: 19 GA. GALVANIZED STEEL.
2. BLADES: 26 GA. MILL FINISH ALUM.
3. FELT SEAL ON LEADING EDGE OF BLADES.
4. TIE ROD ATTACHED TO ALL BLADES.
5. DAMPERS INDIVIDUALLY PACKAGED.
6. FOR MOTORIZED APPLICATIONS (OPT.) MOTOR KITS ARE RATED AT 115/230V, 460V OR 24V. FOR 575V APPLICATIONS, A TRANSFORMER IS REQUIRED WITH A 115V MOTOR PACK.

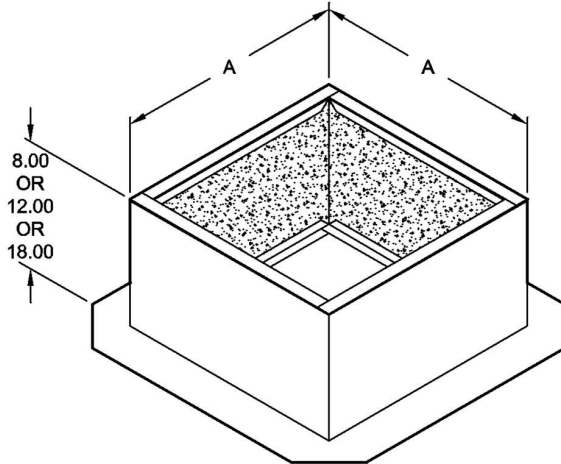
DMP-G000 DCRD 008-4101

SUBMITTAL

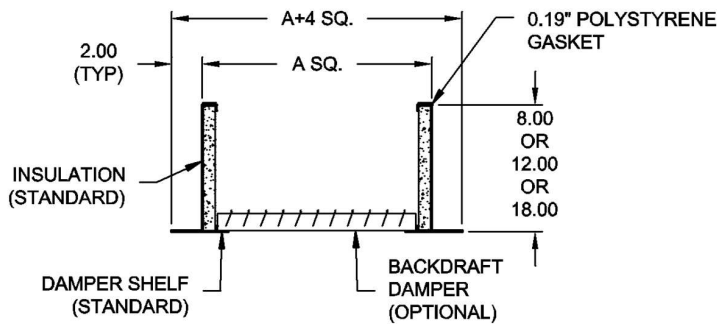
Job Name: Inland Comfort



Tag: EF1
 Customer:
 Job ID: June2019-21-1
 Date: June 21, 2019



FAN SIZE	A SQ.
060	15.50 X 15.50
070	15.50 X 15.50
080	15.50 X 15.50
085	15.50 X 15.50
090	15.50 X 15.50
095	15.50 X 15.50
100	15.50 X 15.50
120	18.50 X 18.50
130	22.50 X 22.50
140	22.50 X 22.50
150	22.50 X 22.50
160	22.50 X 22.50
170	28.50 X 28.50
180	28.50 X 28.50



NOTES:

1. INSIDE OF CURB IS 3" LESS THAN DIMENSION "A".
2. CURBS ARE SIZED 1.50" LESS THAN FAN BASE (CAP) TO ALLOW .75" EACH SIDE FOR CLEARANCE.
3. WHEN USING A MOTOR OPERATED DAMPER IN THE CURB, A 12" HIGH (MINIMUM) CURB IS REQUIRED.
4. ALL DIMENSIONS $\pm 1/8"$.

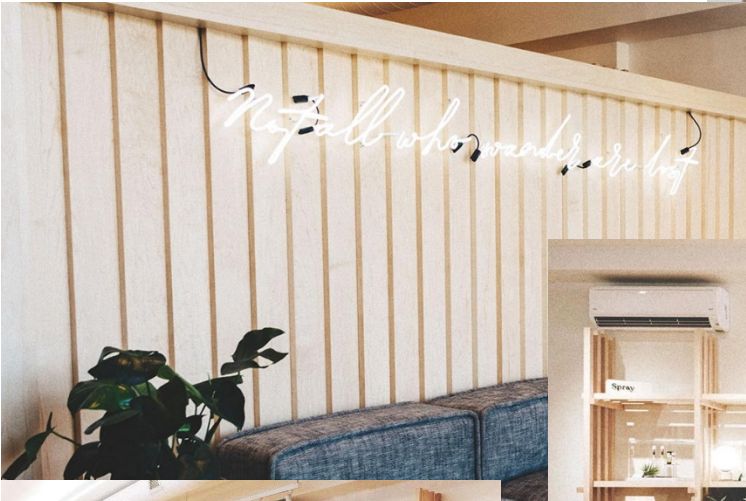
FEATURES

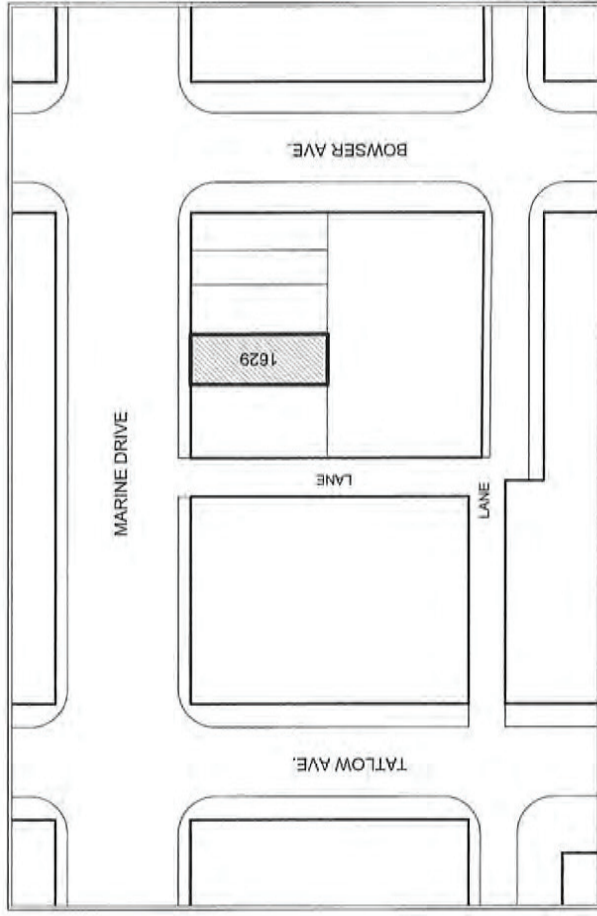
- 18 GAUGE GALVANIZED STEEL CONSTRUCTION.
- .063 INCH THICK ALUMINUM CONSTRUCTION.
- ALL WELDED WATERTIGHT CONSTRUCTION.
- 3/16 INCH THICK POLYSTYRENE GASKET.
- DAMPER SHELF.
- WIDE BASE PLATE (FLASHING) TO INSURE WATERTIGHT BOND TO ROOF.
- LINED WITH 1.50" GLASS FIBER FIRE-RESISTANT, SOUND-ABSORBING INSULATION.

RCSS DCRD 234-4106

Store Design

Please find images of our current stores for design reference, to support the description of the proposal:





KEY PLAN
Scale: 1:800

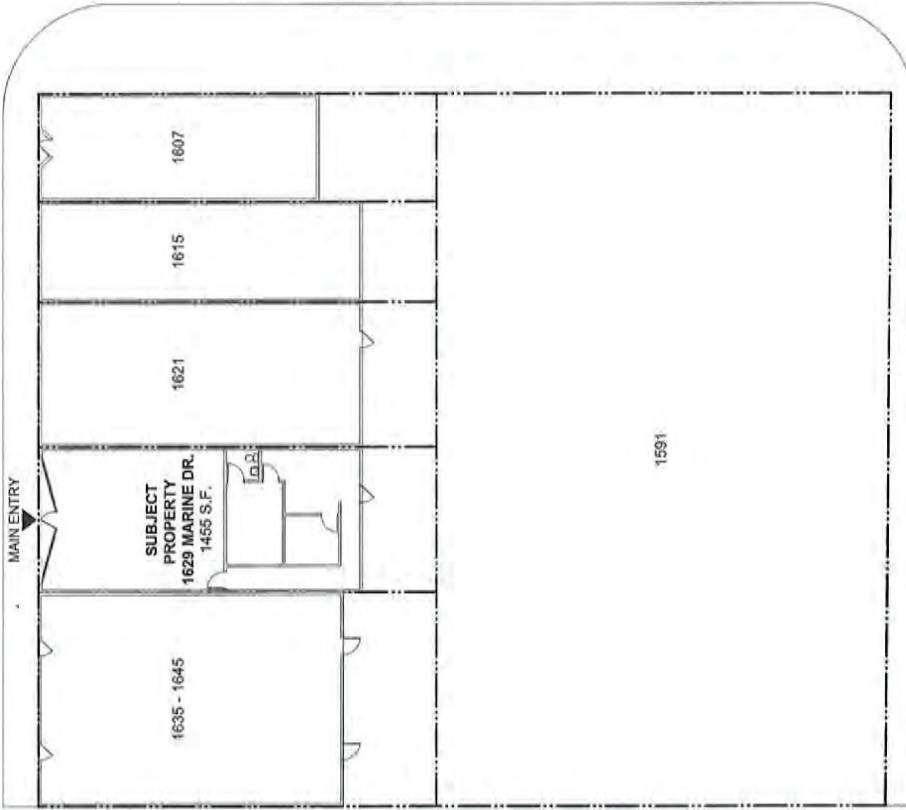
LEGAL DESCRIPTION:

THE WEST 1/2 OF LOT 13 BLOCK A DISTRICT LOT 825 PLAN 7431

CIVIC ADDRESS:

1629 MARINE DRIVE, DISTRICT OF NORTH VANCOUVER, BC

MARINE DRIVE



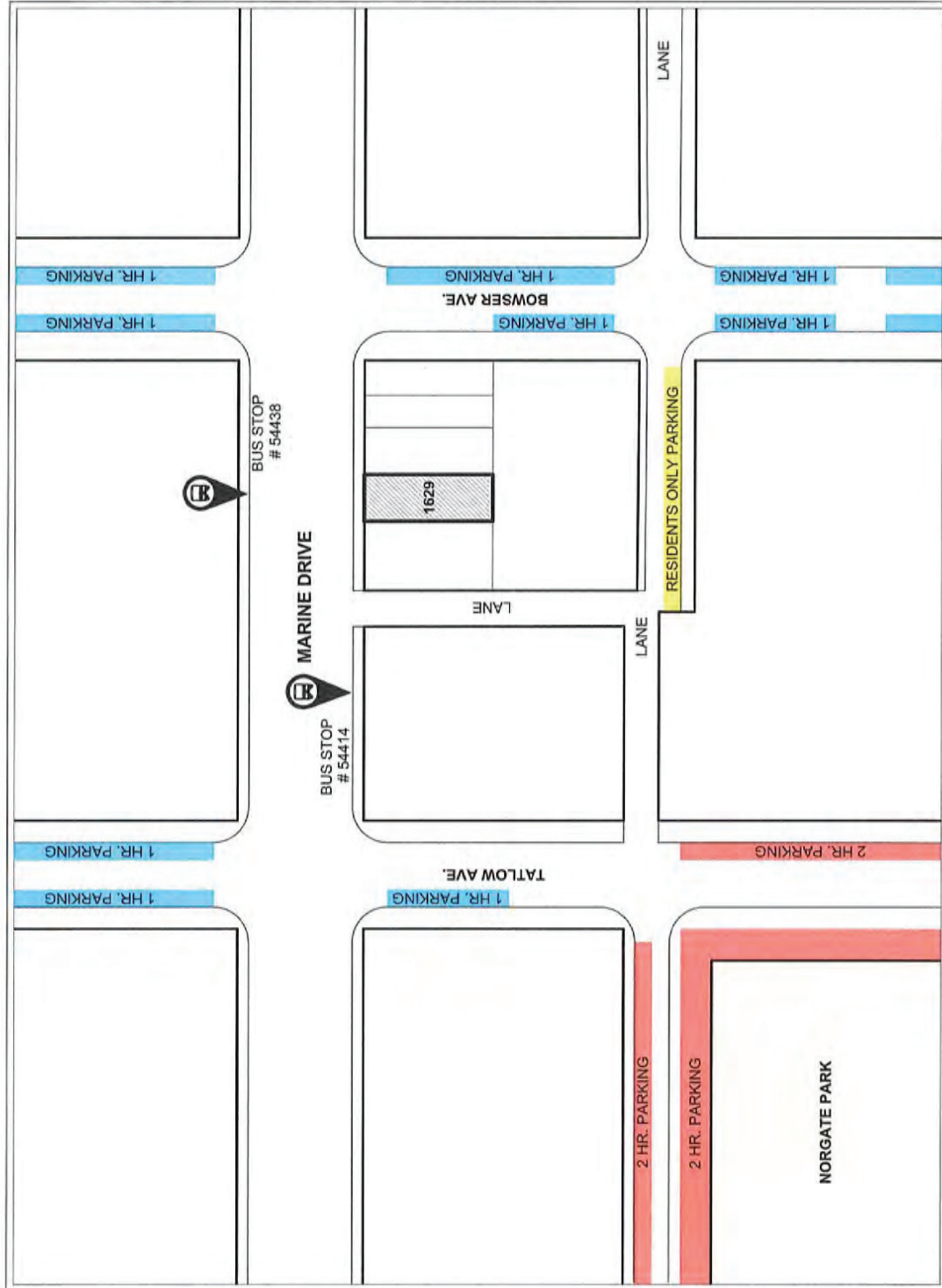
SITE PLAN
Scale: 1:275

We warrant that the information contained in this plan is true and correct to the best of our knowledge and belief. The Architect is not responsible for the accuracy of the information provided by others. The Architect is not responsible for the accuracy of the information provided by others. The Architect is not responsible for the accuracy of the information provided by others.

DIAMOND GROUP ARCHITECTURE INC
Suite 105, 1118 Pacific Avenue
North Vancouver, BC V7P 1C3
Tel: 779-0906 Fax: 779-0907
www.diamondgrouparch.com

19068
1629 MARINE DRIVE
SITE PLAN
2019-10-22

A-101

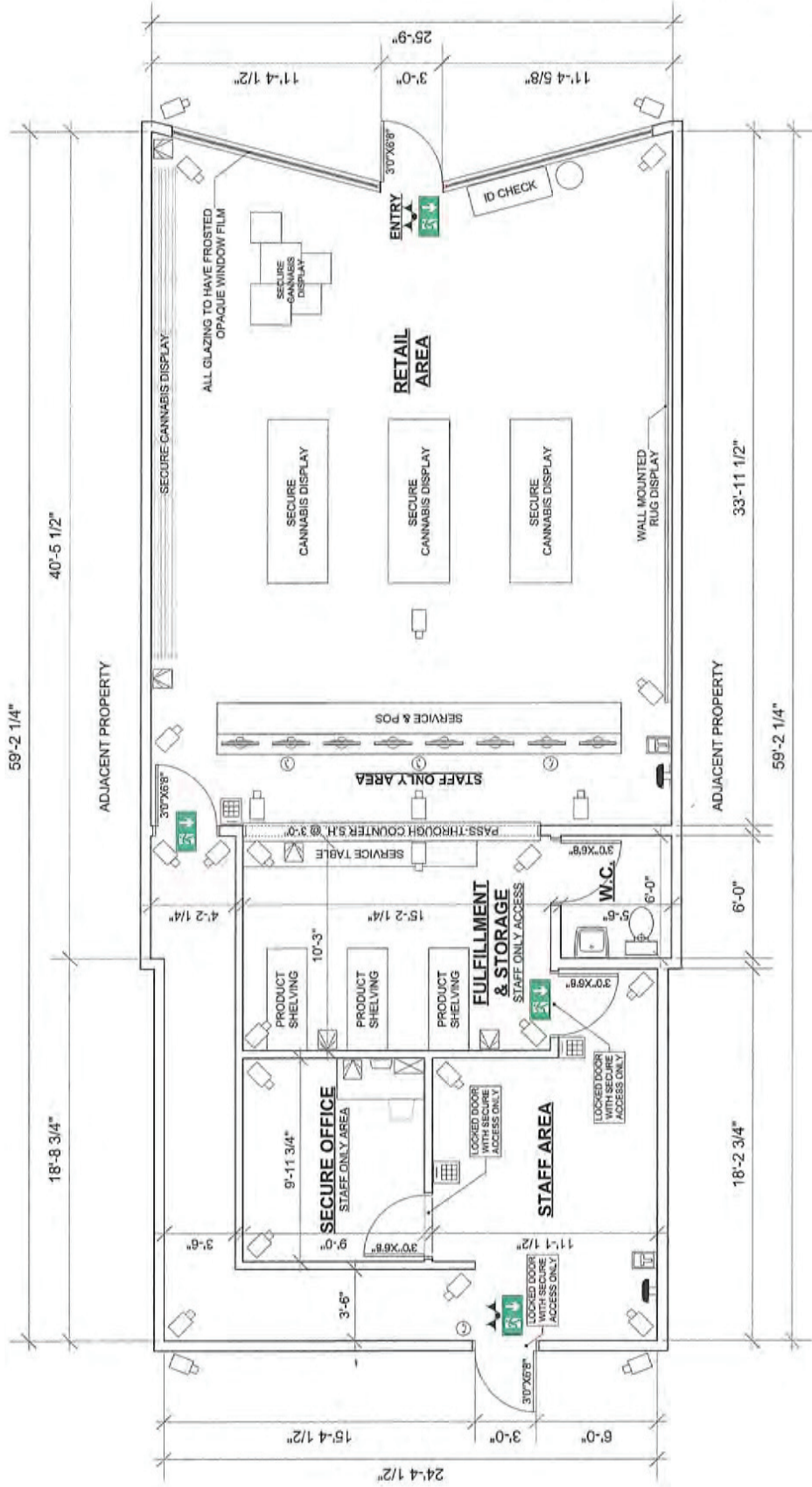


TRAFFIC AND PARKING PLAN
Scale: 1:750

This Drawing and all other drawings are part of the same project and shall be read in conjunction with the project description and all other drawings. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

DIAMOND GROUP ARCHITECTURE INC
 Suite 402 - 1111 W. Pioneer Street
 Fort Worth, TX 76104
 817-339-2000 • info@diamondgroup.com

19068
 1629 MARINE DRIVE
 TRAFFIC AND PARKING PLAN
 2019-10-22



SECURITY LEGEND	
	FIXED DOME CAMERA
	DUAL TECH PIR
	KEYPAD / CARD READER
	DVD RECORDING UNIT
	PANIC ALARM
	EXHAUST FAN
	SMOKE / CO2 DETECTOR
	FIRE BELL
	FIRE PULL
	EMERGENCY LIGHT

FLOOR PLAN
Scale: 3/16" = 1'-0"

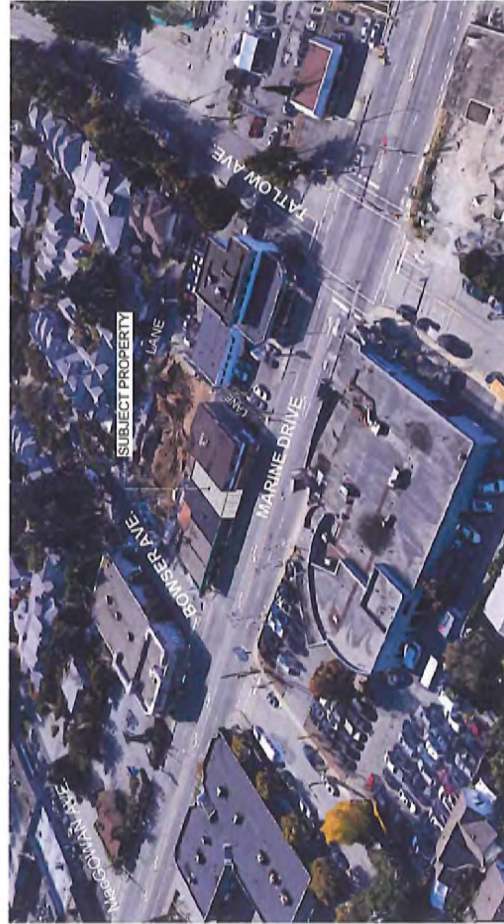
DIAMOND GROUP ARCHITECTURE INC
304 452 - 1718 W. Puyallup Street
Puyallup, WA 98443
360-721-2225 | www.diamondgroup.com

The drawings and design are the property of Diamond Group Architecture Inc. The architect is not responsible for the construction of the building or the installation of the equipment. The architect is not responsible for the construction of the building or the installation of the equipment. The architect is not responsible for the construction of the building or the installation of the equipment.

19068
1629 MARINE DRIVE
FLOOR PLAN
A-201
2019-10-22



BUILDING ELEVATION AND ADJACENT PROPERTIES



AERIAL VIEW



PROPOSED STORE ELEVATION

HOB O | SIGNAGE PLAN

1629 Marine Dr. North Vancouver

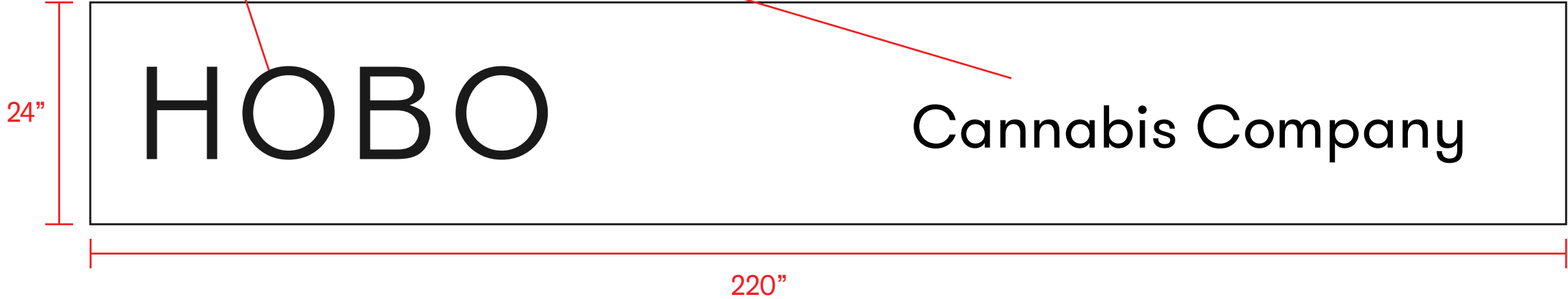
Reface current awning with new white material with the addition of CNC lettering to be installed on awning face.



Current Awning and CNC lettering at our Kelowna Store



Lettering Return .25



Signage colours

- Matte black CNC lettering
- White awning canvas



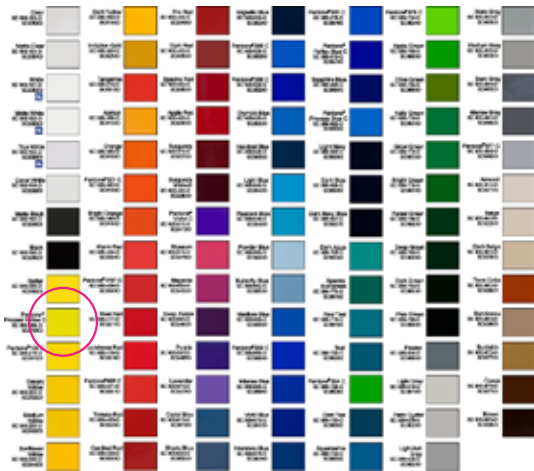
Vantage Point facing East.

Proposed Hobo Cannabis Company location

Vantage Point facing West

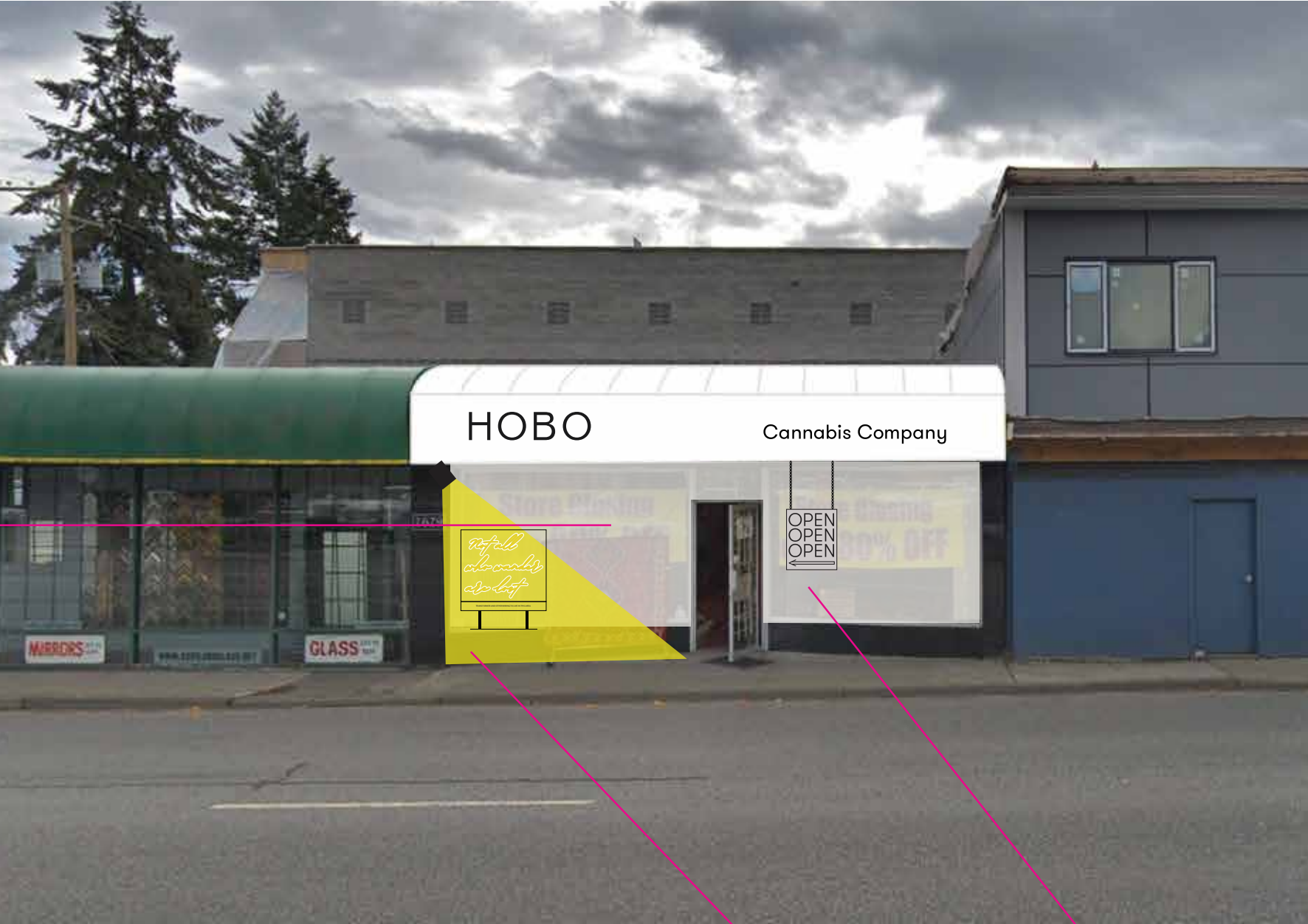


Frosted windows as per provincial specs with the addition of a layered yellow vinyl.



Exterior spotlight vinyl ■
 Frosted glass layer ■

FROSTED VINYL



WANDER NEON

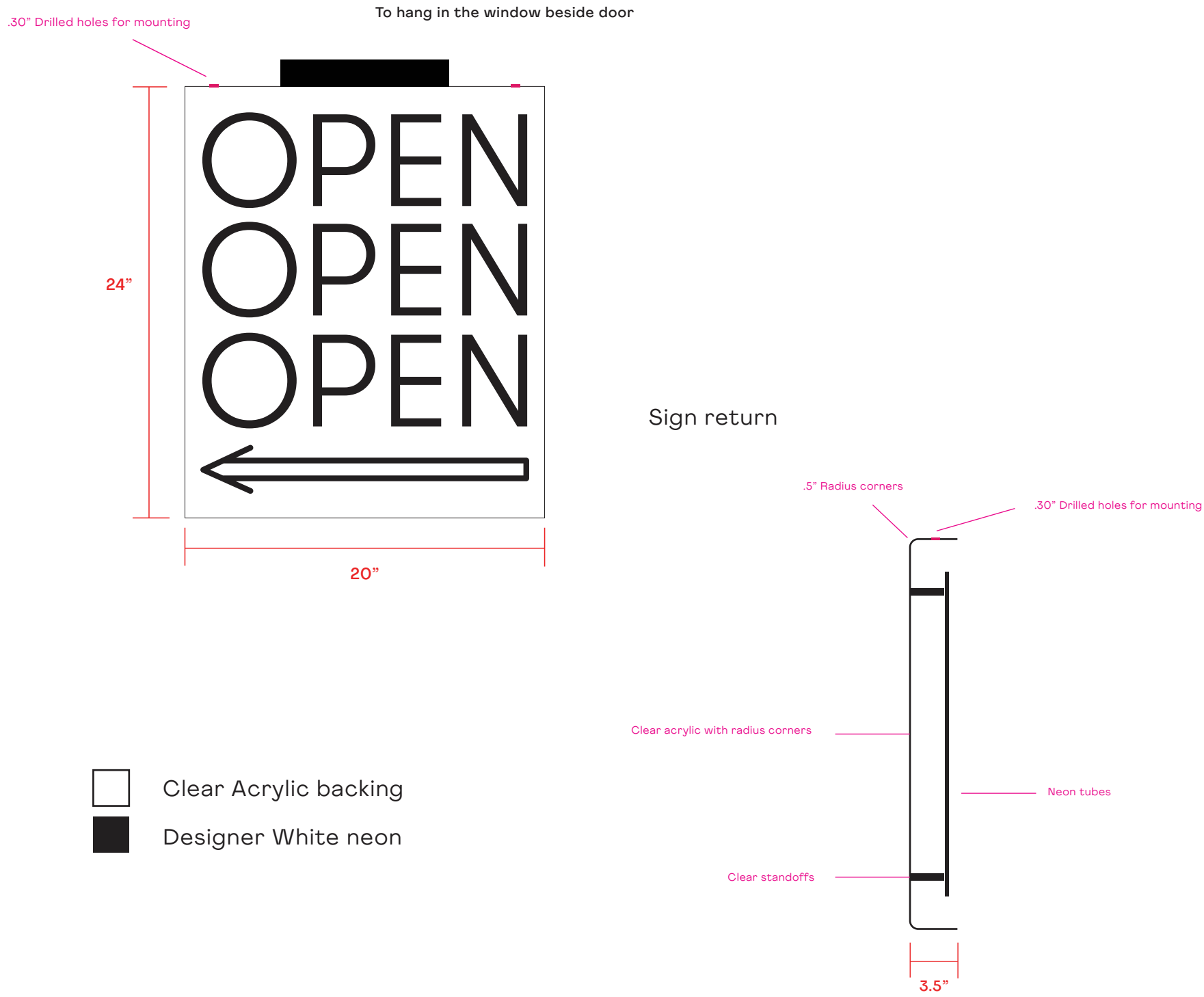
OPEN NEON

Sign text to be displayed through frosted and spotlight window cutout represented by white outline. Rest of the sign not visible from exterior.



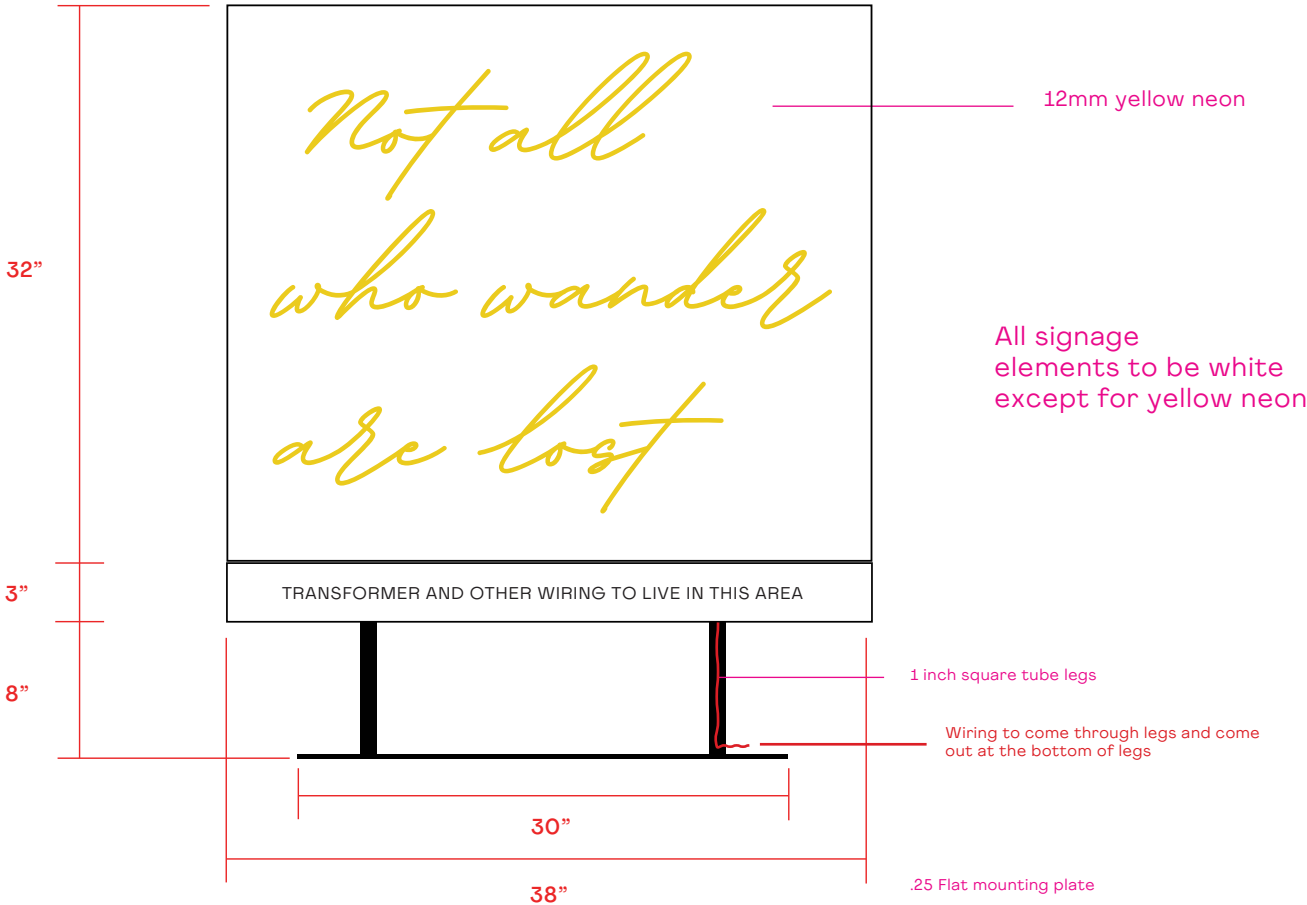
Current Main St. signage elements.

Exposed neon tubes mounted to a clear acrylic backer to be hung in the window with airplane wire as indicated in elevations.



Current sign hung behind window facing out.

Exposed neon tubes with open face matte white sintra box
 *important neon spacing needs to match exactly to the box.

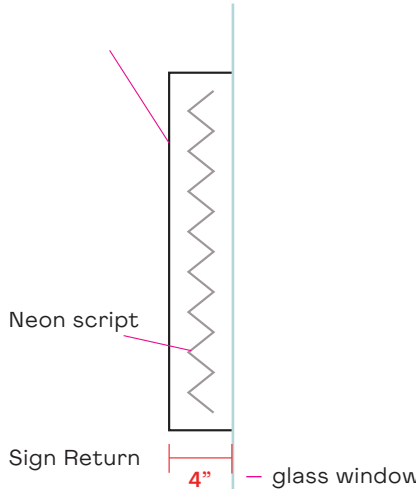


The aim is to have the yellow neon shine through the vinyl cutout as you can see on the next page. Interior store cannot be visible so the sign needs to butt up against the window. Install method: on round legs with flat mounting plate. open to other suggestions. The back of the signage peice will be visible so the finishing needs to be tight and clean.

- Matte White box
- Yellow neon - NOVAL GOLD

Bird's Eye view

White aluminum box with open face - mounted against glass - no visible opening allowed due to law



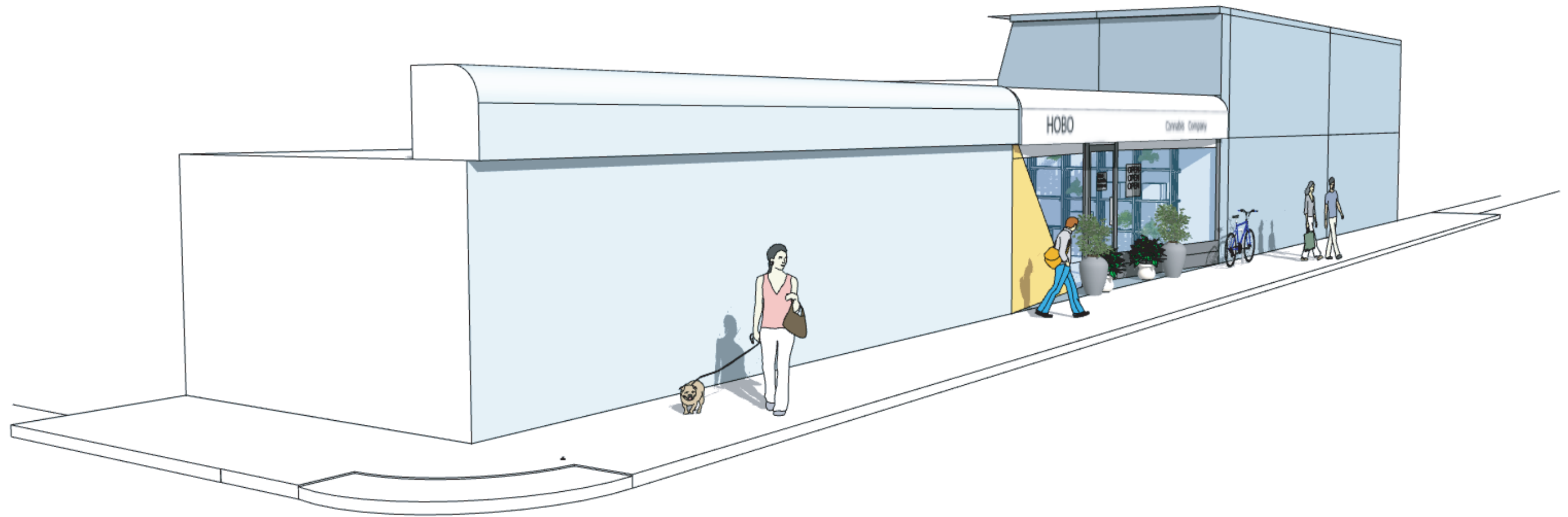
Open face sign with exposed neon tubes (example only)





HOBO | North vancouver

FRONT VIEW RENDERING



HOBO | North Vancouver

SIDE VIEW RENDERING



October 17, 2019

Job #002416

via email: planning@dnv.org

Ashley Bellwood
Planning Assistant
District of North Vancouver

Re: Application for a Non-Medical Cannabis Retail Store Licence
Applicant: Lightbox Enterprises Ltd.
Proposed Establishment Name: Hobo
Proposed Establishment Location: 1629 Marine Dr. North Vancouver V7P 1T1

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

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

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

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

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

OR

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

If you have any questions please feel free to contact me at 778 698-3170/ gillian.dyck@gov.bc.ca

Sincerely,

A handwritten signature in black ink, appearing to read "Gill Dyck".

Gill Dyck
Senior Licensing Analyst

copy: Applicant
Rupi Gill, Provincial Director Compliance

**Liquor and Cannabis
Regulation Branch**

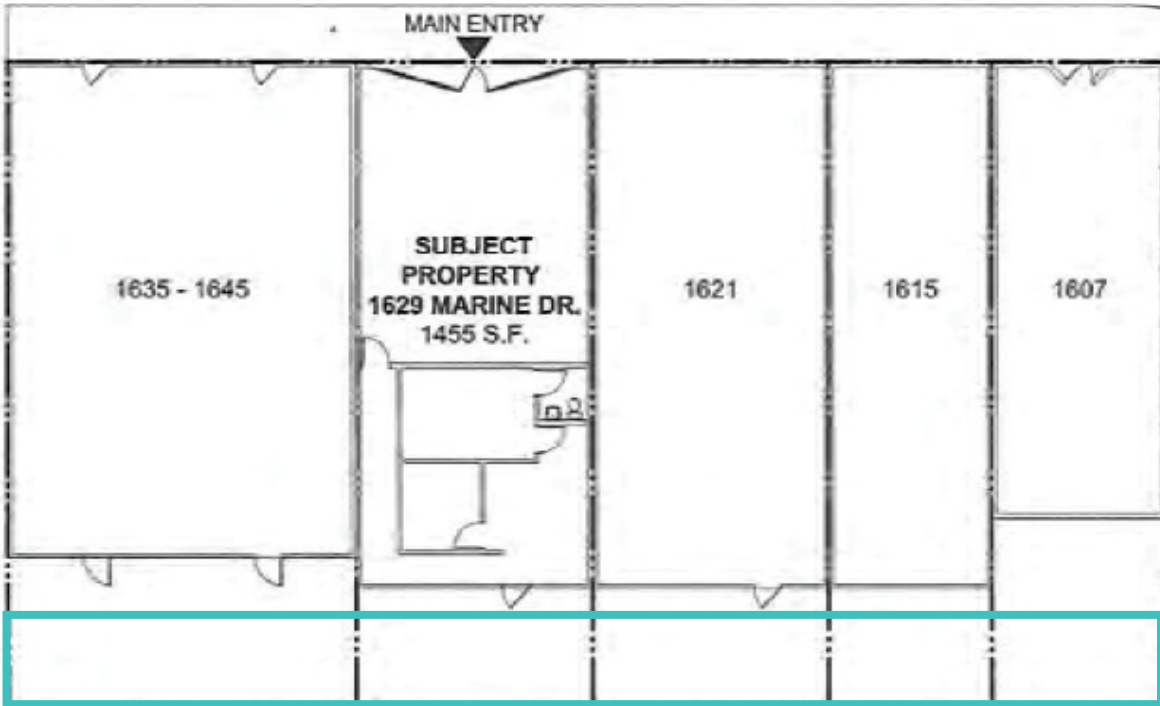
Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

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

Website:
www.gov.bc.ca/cannabisregulationandlicensing

MARINE DRIVE

MAIN ENTRY



Approximate location of Easement

1591

BOWSER AVE.



LANE

1629 Marine Drive
SITE PLAN



February 3, 2020


RE: Cannabis Retail Application at 1629 Marine Dr. (Rezoning – Bylaw 8428)

Dear Business Owner,

Hobo Cannabis Co. has applied for city rezoning at 1629 Marine Drive to open a legalized cannabis retail store. The application will be going to the Board of Variance and we are garnering business support from the neighborhood. We feel as though the community needs a legalized retail cannabis store, one that is managed professionally and held responsible for legal terms and conditions. We currently have 4 stores licensed in Vancouver as well as locations in Alberta and Ontario.

By signing below, you support our application.

Per



Name

Brian Jenkins

Business/Organization

Kypaiki Med Gail

Thanks for your support.

Regards,



Adam DiCasmirro

Director of Operations

Hobo Cannabis Company | Donnelly Group



February 3, 2020

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By signing below, you support our application.

Per

Name

TROY SIEMENS

Business/Organization

AL'S VACUUM SUPERSTORE

Thanks for your support.

Regards,

Adam DiCasmirro

Director of Operations

Hobo Cannabis Company | Donnelly Group



February 3, 2020

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By signing below, you support our application.

Per

Name

Hassan

Business/Organization

Tala Florist

Thanks for your support.

Regards,

Adam DiCasmirro
Director of Operations

Hobo Cannabis Company | Donnelly Group



February 3, 2020

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Per Rayni Wuttunee
Name Rayni Wuttunee
Business/Organization Express CARE.

Thanks for your support.

Regards,

Adam DiCasmirro
Director of Operations

Hobo Cannabis Company | Donnelly Group



February 3, 2020

RE: Cannabis Retail Application at 1629 Marine Dr. (Rezoning – Bylaw 8428)

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Per

Name

Business/Organization



MOYRIN BURTON for PAOLA ROSSI



Thanks for your support.

Regards,


Adam DiCasmirro
Director of Operations

Hobo Cannabis Company | Donnelly Group



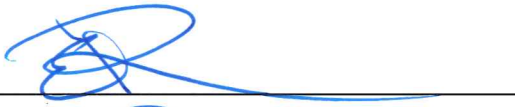
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Per 
Name Eli Ranger
Business/Organization Meridian Market

Thanks for your support.

Regards,

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Per



Name

THEO BURCOSEU

Business/Organization

Spay Store

Thanks for your support.

Regards,



Adam DiCasmirro

Director of Operations

Hobo Cannabis Company | Donnelly Group

HOBO

Cannabis Company 



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.