

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]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[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: 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]

|

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

-----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]

From: [REDACTED]
To: [REDACTED]
Subject: RE: Cannabis Retail Store 1629
Date: December 02, 2019 11:15:00 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: November 28, 2019 8:48 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: RE: Cannabis Retail Store 1629

Hello Taylor,

Thanks for your letter regarding this.

My partner and I are opposed to this application.

- There is Zero parking in the surrounding blocks, which would be a real issue and flow into the townhome complex where I reside. This area is already extremely busy with cars driving up and down alleys 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]

[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



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


DISTRICT OF
**NORTH
VANCOUVER**

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 Jenks](#)
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]

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From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Proposed cannabis retail locations
Date: December 02, 2019 9:49:00 AM

Good morning [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: 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 affects 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 affects 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 ask that the District reject both applications [REDACTED]
[REDACTED].

Kind regards,
[REDACTED]
[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]

Taylor Jenks
Planning Assistant



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

From: [Jean F. 10](#)
To: [DNV Input](#)
Subject: Cannabis retail store 1629 Marine Drive
Date: July 03, 2020 10:48:41 AM

We are strongly opposed to this bylaw amendment. As long time residents of the area, this is a particularly bad choice of location for the district of North Vancouver. The proximity of Norgate park and students accessing buses as well a large groups of kids going to local schools must be clear to the Council. We find it particularly distasteful that the cannabis company is using the name "HOBO" for this area so close to our First Nations location. We do not need two locations on this short section of Marine drive.

Sent from my iPhone

From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: public hearing bylaw amendments
Date: July 03, 2020 1:48:16 PM

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

From: John McInnes [REDACTED]
Sent: July 03, 2020 11:43 AM
To: DNV Input <input@dnv.org>
Cc: [REDACTED]
Subject: public hearing bylaw amendments

I want to protest the cannabis stores being proposed at 1629 & 1199 marine drive .

My young children should not be exposed to cannabis stores so close to our home ([REDACTED]).

Having two cannabis stores would increase crime and bad customers.

THANKS !!!! reply to [REDACTED]

From: [Julia Boyd](#)
To: [DNV Input](#)
Subject: Public Hearing July 14, 2020
Date: July 06, 2020 5:08:37 PM

Re: Cannabis Retail store - 1629 Marine Drive

I wish to make my voice heard with regard to the above retail outlet.

This is NOT a good location for this outlet.

There is ABSOLUTELY no parking in front of or in the rear of this location. In fact, there is not even a lane behind this building. The only place nearby to park would be in our residential area which is on [REDACTED].

There are [REDACTED] residential units in our townhouse complex. There are families of all types and ages here, from seniors to young children. As the culdesac has no exit, all traffic looking for parking for this pot shop will travel into our culdesac to turn around, or try to park in our guest parking spaces, which we pay for.

There is a laneway right behind our townhouses and one beside the location, which would become clogged with cars looking for somewhere to park, and using it as a shortcut to Bowser. Some of our sun decks overlooks this laneway, and we do not want to see traffic continually travelling through the laneway.

Children play in and around the little green space at the end of our culdesac... again, not a good situation to have traffic going into the culdesac and turning around, when they discover there is no exit and no parking. The corner of Bowser and Marine does not have a pedestrian crossing light, so anyone trying to cross the intersection to get to this store would be taking their life into their hands.

We received a notice some months ago informing us that the pot shop hours would be 7 days a week, 9 until 9. So we would be putting up with this traffic noise and congestion and unsafe traffic situations literally all day, everyday. This is totally unfair to the residents in this area. This is not to mention litter and garbage being thrown onto our properties as is unfortunately common with most commercial businesses.

Re: Cannabis Retail store - 1199 Marine Drive

This location seems like a much better fit for the area. It is in a totally commercial area, and there is ample parking both around the building and a designated parking lot behind it. Patrons using this store have multiple ways to enter and exit the parking area and there are traffic lights on that corner to keep everyone safe. The hours of operation would not be an issue either because Pemberton Plaza and the Gas Station as well as other retail outlets have long hours each day.

Sincerely
Mr. and Mrs. D. Boyd
[REDACTED]
North Vancouver BC



From: [Klair, Randy \(Vancouver\)](#)
To: [DNV Input](#)
Subject: 1629 marine drive - Cannabis store
Date: July 08, 2020 10:07:28 AM

I along with SatPal Sira, and Harpreet Sira oppose this location

Its is very very close to a infant school along the way and directly opposite location for housing – Having this in this areas is not recommended due to children and the type of people it encourages

North Van is touted as a friendly , child environment and you stick a cannabis store in that location is not acceptable

Put it somewhere else. I oppose this location

Randy Klair

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From: [Edna Lizotte](#)
To: [Mayor and Council - DNV](#)
Subject: Cannabis Retail Store at 1629 Marine Drive
Date: July 09, 2020 2:31:09 PM

Good morning,

I would like to give my support for the proposed Hobo Cannabis Store at the above noted location. I live at [REDACTED] in the City of North Vancouver and although I have a Cannabis Retail Store directly across the street from me, I have found the Hobo stores to be more inviting and professional and am therefore travelling to the various Hobo stores in Vancouver rather than deal with the store across the street. It would be wonderful to have one close by that I can cycle to rather than having to drive to the Vancouver locations.

I have attended various Cannabis Retail Stores since legalization and have felt the most comfortable in the Hobo Cannabis Stores. They are well run, clean and the staff are very professional and educated compared to some of the other stores that still seem like you are walking into an illegal store. The knowledge of the staff at Hobo stores is also above anything else I've come across.

The other issue for me is safety and security. Hobo staff have a way of making you feel comfortable as soon as you walk in. With the removal of the opaque window requirement by the government, this will also allow me to feel more comfortable being able to see inside the store.

Please accept this letter as full support of the above noted application.

Warm regard,

Edna Lizotte

From: [DNV Input](#)
To: [DNV Input](#)
Subject: FW: Public Hearings on Bylaws 8428 and 8427
Date: July 14, 2020 8:16:18 AM
Attachments: [Addiction rate of various drugs.pdf](#)

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

From: Louise Simkin <louise_simkin@dnv.org>
Sent: July 14, 2020 8:10 AM
To: DNV Input <input@dnv.org>
Subject: FW: Public Hearings on Bylaws 8428 and 8427

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

From: Corrie Kost <corrie@kost.ca>
Sent: July 13, 2020 8:39 PM
To: Mayor and Council - DNV <Council@dnv.org>
Subject: Public Hearings on Bylaws 8428 and 8427

Your Worship & Members of Council,

The "process" problems that were outlined on my previous submissions for two Cannabis Retail stores at 1520 Barrow St and 1560 Main St apply equally well to the subject proposals.

In addition I have attached a 1 page summary of some "facts" that you may find interesting.

As before, I kindly request that none of the material be redacted.

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

Addiction rate of various “drugs” - ref1,3,5

Nicotine	32%
Heroin	23%
Cocaine	17%
Alcohol	15%
Cannabis	9% (17% if started in teens)

Factoids:

Canadian lifetime use of Cannabis is highest in BC : 56% (ref2)

21% of Canadians will have drug/alcohol addiction in their lifetime (ref3)

Yearly about 12million people globally die from drug/alcohol abuse (ref4)

Quality control and accurate ingredient labelling for cannabis products is still highly problematic (ref6)

References:

(1) <https://www.drugabuse.gov/publications/media-guide/most-commonly-used-addictive-drugs>

(2) <https://www.statista.com/statistics/812332/lifetime-cannabis-use-canada-by-territory/>

(3) <https://ontario.cmha.ca/addiction-and-substance-use-and-addiction/>

(4) <https://ourworldindata.org/drug-use>

(5) <https://www.drugabuse.gov/publications/research-reports/marijuana/marijuana-addictive>

(6) <https://www.foodandwine.com/news/cbd-products-fda-tests-cbd>

From: [Boris Lucan](#)
To: [DNV Input](#)
Subject: Cannabis Retail St. @ 1629 Marine Dr.
Date: July 14, 2020 10:35:55 AM

My previous e-mail objections n now more important then ever with the COVID-19. This is the 2nd time now that this particular application is interested in locating here! Enough, take this proposal to a shopping centre not right by a bus stop. Cars will be also able to park for short periods of time behind the store n that's to close to the day care just behind the proposed store. As more community services open up to the public near by families rely on them more so for some outdoor social pleasures. This type of proposal does not fit well into our community.

Boris Lucan [REDACTED].
Sent from my iPhone

From: [m.macuroy](#)
To: [DNV Input](#)
Subject: Cannabis Retail Store at 1629 Marines Drive
Date: July 14, 2020 11:03:01 AM

Objections to the cannabis store proposal nearby.

This store will be located by a bus stop which will bring customers during this health crisis that usually do not follow safety guidelines. They do not usually wear masks and follow distancing from one another. Nearby are 2 daycares and family restaurants that service the surrounding community. A large shopping center is located nearby is more suitable

Marilyn Thorkilsen

[REDACTED]

Sent from my Samsung Galaxy smartphone.

From: [Donna Zwickel](#)
To: [DNV Input](#); [Taylor Jenks](#)
Subject: Public hearing bylaw 8428 re: Cannabis Retail Store at 1629 Marine Drive
Date: July 14, 2020 11:23:38 AM

Dear Council,

A public hearing for bylaw 8428 -

I am writing in opposition to the above mentioned:

Cannibis Retail Store at 1629 Marine Drive, NV for the following reasons

1. What is the proposed parking & traffic flow for this business?

There is no parking available on Marine Drive and this will add more traffic in our Family friendly community neighbourhood. Capilano Glass (next door to the proposed cannabis retail store) already utilizes a number of parking spaces along Bowser Ave as well as the new residential strata that was built in 2019. Bowser Avenue is the closest parking area for this business location and is also a dead end street where families reside.

2. What is the proposed impact for our neighbourhood and community?

Down the street on Marine Drive near Garden Avenue (approx 2 blocks away) is a liquor store that has a very busy parking lot for their business & customers; if the cannabis store brings similar traffic, this extra traffic would be a negative impact on our community neighbourhood which spans between Tatlow/ Bowser/ McGown Ave and down the laneways -where children play, ride bikes, people walk their dogs, etc. This is a family friendly community and this type of business would not enhance the quality of life for our Residents.

3. Safety - Illahee has had an increase in break-ins - Homelessness is a growing concern for the District of NV. Having easy access to cannabis products could easily be consumed & smelt in our laneways and in the vacant lot & bushes near & around Pier 1 Imports. this does not encourage a healthy family environment or community safety.

4. Child/Family friendly spaces - there is a beautiful park on Tatlow & gardens surrounding Illahee; Bowser Avenue is a dead-end street and the entry to parking for Illahee, the Strata prides itself with tree lined streets & 3 blocks of beautiful gardens and walkways, it is a beautiful haven for the families that live here. Having any business with late hours does not feel safe. Note that all of the surrounding business are only open during the daytime, further enhancing "the cannabis retail store" to be an inappropriate match for the quiet/family friendly atmosphere that currently exists.

As the corridor on Marine Drive gets busier each year, I would like to remind the District of North Vancouver to be sensitive to the needs of our Family Community just 1/2 a block off Marine Drive, we are hugely impacted by the businesses in regards to hours of operation, parking implications, safety concerns, smells, sounds, light pollution and extra traffic. Your consideration in not supporting this zoning bylaw amendment would be appreciated.

Thanks kindly,
Donna Zwickel