

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: Cannabis store 1199 Marine Drive
Date: November 21, 2019 7:30:14 AM

Hi Taylor,

I write with great concern after receiving a letter in the mail about a permit to be conceded to open a Cannabis store at Marine Dr. 1199.

I am completely opposed to the fact. I am actually concerned that the government would even consider such a thing. There are two, not one but two, day cares in within 30 meters of the proposed location.

I also believe there was a reason why the marine drive corridor was off limits for this kind of stores.

I understand that the laws about cannabis have changed recently but I still believe that having a store that sells cannabis right next to two day cares is outrageous.

Our children must be educated, cared for, guided and protected and I believe is our duty (my government included) to help them when they are at there most vulnerable state in their early years.

I truly hope my voice is heard and that this proposal does not go through.

Please feel free to reach out to me if needed.

A concerned parent,
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: feedback on cannabis retail store - 1199 Marine Drive
Date: December 04, 2019 9:51:31 PM

Hello Taylor,

Here are my comments on the notice of application for cannabis retail store at 1199 Marine Drive:

I do not use any cannabis products and I have only ever used these products twice, and I am 100% in favour of a cannabis retail store in the neighbourhood. My reasoning is based on my understanding of objective scientific fact about the effects of cannabis - which are less disruptive to society than those of alcohol (based on emotional, physiological, risk-taking, violence areas), which is already legal and regulated.

I am in favour of the rezoning application and of regulation of the cannabis store under the LCRB, as I trust the process established so far.

Thank you for your consideration of my input.

-

[REDACTED]

From: [REDACTED]
To: [Taylor Jenks](#)
Date: November 28, 2019 4:07:09 PM
Attachments: [REDACTED]

This message is brought to you by
Fido

.....
Hi my name is [REDACTED] Marine Drive
NVan. Re: Notice of Application for Cannabis Retail Store
- 1199 Marine Drive.....my reply to this proposal.....(1)
there are two daycare located near....one is located just
behind the proposed store n one directly across the
street....(2) there are my family restaurants located near
by one directly across the street....(2) there are many
under 18 year old children living in the neighbourhood
....Thks for your attention to my objections

.....
[REDACTED]

fido 

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: Need to Log still Response: Notice of Application for Cannabis Retail Store 1199 Marine Ave
Date: November 22, 2019 2:41:26 PM

Dear Mr. Taylor Jenks,

This is in response to your letter dated November 14th, 2019 concerning the notice of application for a cannabis retail store located at 1199 Marine Dr.

We are occupants [REDACTED] of a residential unit located at [REDACTED] in North Vancouver.

Thank you for the notification. We both have several concerns and oppose this application for Cannabis Retail Store - 1199 Marine Ave:

Please consider this case and say no to amending the zoning bylaw to allow a non-medical pot shop to open for business in an area that is not completely commercial in nature.

Feedback below:

The proposed location has a surrounding residential neighborhood where homes and apartments are located.

The proposed location has a public bus stop immediately adjacent to its operating doors.

The proposed location has an elementary school close by.

The proposed location has community-based health clubs and after school fitness programs close by.

The proposed location has a daycare behind the building that is situated in close proximity to the proposed nonmedical retail cannabis store.

People in the community using public transportation such as the B-Line or other buses have to wait at that official bus stop located at the corner of Pemberton and Marine Drive. Although there are signs posted at bus shelters banning smoking that does not deter smokers from lighting up.

Families and children walking too and from the surrounding proposed area, would directly pass by the doors of the proposed pot shop to their destination.

Families and Children may be directly exposed to second-hand smoke and other paraphernalia.

Having it directly at the corner of Pemberton and marine, where lots of families, lots of children's teens and young adults would directly pass by the doors of the proposed pot shop and or in front while waiting for the bus to arrive basically invites the normalization of non-medical usage and it would become another issue that parents with kids are going to deal with.

Just because it's legal does not mean it is safe. Although legal, these nonmedical cannabis retail stores pose a potential negative impact on the community.

We already have High Traffic Congestion during 9:00 AM - 9:00 PM

The proposed retail store is located at the corner of Pemberton and Marine Drive. Both streets continue to experience consistent traffic congestion from early morning through to late evening each and every day.

Drivers use side streets in the area as short cuts to avoid traffic congestion on marine drive regardless of the New B-Line.

They use 15th St W, Welch St, 1st Ave St, and Pemberton in all directions to circumvent the traffic on Marine drive in getting to their destination, and results in creates more consistent traffic congestion and pedestrian problems.

As a pedestrian, you need to be extremely careful just crossing 16th and or 15th St West, as there is always a steady stream of

traffic through the weekdays in both directions. Drivers also use the laneway behind 16th Ave as a short cut to get to the Mac Donalds and or Marine Drive.

Parking Issues - A construction boom has already caused a shortage of parking for residential, retail, and commercial businesses.

Smiling Stars Daycare, health facilities, community facilities, schools, and other retail businesses in the area such as Bean around the world, Cloverdale paints, MacDonalds Pemberton Plaza, Cactus Club are already competing for parking spots.

Keeping our existing streets and sidewalks safe for all residents should be a priority.

The Proposed Non-medical retail cannabis store is in a - Sensitive Area

The proposed retail store is located at the corner of Pemberton and Marine Drive. It backs onto a paint store and also a larger space occupied by Smiling Stars Daycare, a family-owned and operated daycare that services the community.

This daycare is in close proximity to the proposed Non-medical retail cannabis store. Families and Children would directly pass by the doors of the proposed pot shop. Families and Children may be directly exposed to second-hand smoke and other paraphernalia.

This proposed location is situated close to Norgate school, community-based health clubs and after school fitness programs for children. This area is also surrounded by residential homes and multiple apartments.

Adults, Seniors, Families, and Children would directly pass by the doors of the proposed pot shop and or in front while waiting for the bus to arrive.

Adults, Seniors, Families, and Children may be directly exposed to second-hand smoke and other paraphernalia.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other retail businesses in the area cater to seniors, families, and children walking too and from the surrounding proposed area to get to their destination (Bus Stop, MacDonalds Pemberton Plaza, Cactus Club, health facilities, community programs, schools, and daycares) would directly passes by the doors of the proposed pot shop and may be directly exposed to second-hand smoke and other paraphernalia.

Please consider these concerns and feedback and say no to amending the zoning bylaw to allow a non-medical pot shop to

open for business in an area that is not completely commercial in nature.

Thank you for allowing us the opportunity to provide feedback.

Sincerely

A solid black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: Please don't open a Canabies retail store next to daycare
Date: November 21, 2019 12:52:17 PM

Hello,

>

> We recently came across a note about location - 1199 marine drive and the development plans there. We are parents of young children. We are very concerned by the news of a potential canabies store being opened there as that's [REDACTED] daycare just next to this location. We strongly urge not to consider application to open a Canabies store next to [REDACTED] daycare, in the place of old Golping Store on marine drive.

>

> It's a very wrong choice of location for our North Van community. We sincerely request to find a family friendly business there.

>

> Thanks,

>

>

From: [REDACTED]
To: [Taylor Jenks](#)
Subject: re; applic for cannabi store at 1199 Marine dr.
Date: November 19, 2019 3:11:14 PM

I received a notice of application for a cannabis or Pot Store at the above address which is a block away from [REDACTED] along with many seniors and families with children.

I strongly oppose the opening of a pot store in this area. which serves a very different 'population' of people with needs that this type of store would cause serious problems and disturbances. thank you. [REDACTED]

Hello Taylor, we are the owners of [REDACTED], and we have received the notice of application for cannabis store at 1199 Marine. It was my understanding that a cannabis store could not be located near a daycare or school. [REDACTED] two buildings near the subject property in question are occupied by a large daycare. Further, on the opposite corner of Pemberton and Marine is another large daycare.

Can you please let me know what are the stipulations regarding a cannabis store being near a daycare.

Thank you,

[REDACTED]
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: 1199 Marine Dr - Cannabis store proposal
Date: November 29, 2019 12:00:00 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: November 28, 2019 7:23 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Fwd: 1199 Marine Dr - Cannabis store proposal

>

> I'd like to express my concern and complete opposition to the proposal of development of non-medicinal cannabis store at 1199 Marine Dr.

> This neighbourhood is a family oriented one, that's why we chose it [REDACTED] ago. The proposed store will be located at 40mts of two daycare centres, one of them being [REDACTED] attend to. [REDACTED] and even though it's hard to visualize what kind of public this store will attract, I definitively feel this is not the right place.

> The Marine Dr corridor already has some stores couple of blocks away, I don't think it's such a critical need that will justify changing the district bylaws. More over, all the strata councils from the condos in the area have been updating the bylaws to include cannabis as part of not smoking rules.

> I don't pretend to stop people from consuming it, but I don't want me or my kids or my neighbours be nearby places where this is encouraged.

> Lastly, I want to express my sentiment of disappointment given the fact that my government, the District of North Vancouver, even considers this proposal and asks public audience to evaluate it. It is so obvious that this is NOT the right place that makes me loose trust on the real reasons behind this [REDACTED] because corruption was currency in the government. Please don't disappoint the people that voted you and live up to north shore culture.

>

JenksT@dnv.org

Direct: 604-990-2428



From: [REDACTED]

Sent: November 21, 2019 6:10 PM

To: Taylor Jenks <JenksT@dnv.org>

Subject: 1199 Marine Dr proposal

To whom it may concern

I would like to voice my opposition to the proposal to open a Cannabis store at 1199 Marine Dr. I am a resident of Norgate and [REDACTED], only a few doors away. In addition to the daycare, the proposed store is very close to Norgate elementary school and Kids & Co daycare. I do not think this is an appropriate location, given the proximity to so many young children, and hope that another location can be found.

Sincerely

[REDACTED]



355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org

Direct: 604-990-2428



From: [REDACTED]
Sent: November 22, 2019 8:59 AM
To: Taylor Jenks <JenksT@dnv.org>
Cc: [REDACTED]
Subject: 1199 Marine Dr. North Vancouver

Dear Jen,

I am emailing you with regards to 1199 Marine Dr. North Vancouver and the application for a cannabis retail store to open in this space.

[REDACTED]. We are emailing to implore you not to approve a cannabis store to open in this space. In our experience, with a cannabis store in the vicinity, there will be an increase of pedestrians smoking cannabis nearby the daycares of young children (it is not only Smiling Stars that will be affected as many other daycares are in the area). Science has proven second hand smoke is harmful to those who are exposed. Especially lungs of little ones who are still developing and growing. The children of these local daycares spend a lot of time outside going for walks and playing. If a cannabis store opens in this retail space, it is more than likely they will be exposed to the second hand smoke of marijuana.

Please find another retail space that is removed from young children.

Sincerest regards,

[REDACTED]

From: [REDACTED]

Sent: November 28, 2019 9:34 PM

To: Taylor Jenks <JenksT@dnv.org>

Subject: 1199 Marine Drive - Objection to possible cannabis retail store development.

Dear Ms Jenks,

As a parent [REDACTED], I will need to walk past the proposed cannabis retail store, with my child every work day, for pickup and drop-off at the daycare center. If the store becomes established, I think it's likely that there will, at some point be one or more undesirable interactions with people who may not, for want of a better expression, be totally sober. I would like to mention the following possibilities:

1. The store attracts drug users who are not only interested in abiding by the law, but are also interested in using much more powerful and illegal drugs. In other words, people who present a risk in terms of discarded syringes, unwelcome interactions etc,
2. Customers may decide to light up close by to the store, whether it's against the law or not. This is not the kind of thing I want my child to be influenced by or to regard as ok behaviour,
3. There may be break-ins or attempted break-ins, leaving glass on our route to and from daycare,
4. There may be increased parking congestion in the vicinity, compromising sightlines and visibility of upcoming traffic, with obvious increased traffic hazards.

Therefore, I want to register my strong opposition to the proposed cannabis retail development at 1199 Marine Drive.

Best Regards,

[REDACTED]

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows 10

From: [REDACTED]

Sent: November 21, 2019 11:51 AM

To: Taylor Jenks <JenksT@dnv.org>

Subject: 1199 marine dr

It has come to my attention that there is a request to open a cannabis retail store in very close proximity to my child's daycare on pemberton ave.

[REDACTED] myself are strongly against this as the store is not even half a block away from the daycare and the children would be subjected to the odors and clientele on a regular basis

I know there is a previous location at marine and fell.

Is there a reason this location can not be used as it is already a retail area?

Again I would like to express I STRONGLY disagree with the Marine and pemberton option

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: 1199 Marine Drive
Date: November 22, 2019 3:36:00 PM

[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 22, 2019 7:54 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: 1199 Marine Drive

Hi Taylor,

I would like to weigh in on the decision to allow a dispensary for Cannabis at 1199 Marine Dr.

I live [REDACTED] and we already have a lot of people smoking at the end of our street since it is a [REDACTED] and there is a Cactus Club where people like to smoke before they go for food. Not a lot of people use vapers so the smell is pretty heavy and I would not like to encourage more of this activity. I was under the impression that cannabis is to be treated as alcohol and to be consumed in your own home, not out in the parks or walking along the streets? If this is the case then something has gone astray because it can be very difficult to walk anywhere in the area without having to smell the smoke.

I am aware that just because a dispensary opens, does not mean that there will be people abusing the area but I have

lived over in the east Vancouver area and that is exactly what happened. The park over off Earles and 29th Ave that connects to the skytrain always smells of cannabis smoke.

The other thing that is very important, is that we also have a school a block away and a day care with many small children out and about during the day connected to the building directly behind the 1199 Marine location so I'm not sure we would be setting a good example of care.

Will there not be one in the liquor store in Capilano mall? That seems like a better location to me.

Thank you for your time.

Regards,

██████████

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Against Propose Cannabis Retail Store
Date: November 29, 2019 2:43:00 PM

[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



From: [REDACTED]
Sent: November 28, 2019 11:14 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Against Propose Cannabis Retail Store

Good afternoon,

I've received an email from [REDACTED] daycare provider (Smiling Stars Daycare) notifying the parents that a notice of an application for a cannabis retail store was recently brought forward, with interest in opening in the old Golf store on Marine Dr./Pemberton.

I am (as well as many others) are against the idea of the location of the cannabis retail store, as

it will negatively effect the children who are most vulnerable and exposed in this area. In addition, directly across the street there is another daycare in extremely close vicinity who will also be effected. Currently, Smiling Stars Daycare has a closed off outdoor play area that backs on to an alley behind the old Golf store. What concerns me the most is that I can see this alley being misused as a possible location for cannabis customers to smoke-up, exposing the children to second hand smoke and disturbing visuals that no child should be exposed to.

Although this proposal is a huge concern to the community, especially parents whose children attend the daycare centre, I am fully confident that the District of North Vancouver and our council representatives will vote against the proposed retail store to protect so many children who are at risk.

Thank you for your time.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Application for Cannabis Retail Store - 1199 Marine Drive
Date: November 29, 2019 11:23:00 AM

[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: November 28, 2019 12:15 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Application for Cannabis Retail Store - 1199 Marine Drive

Dear Taylor,

I strongly disagree with the above mentioned application.

Though it becomes legal to sell the cannabis in public, however, the location is not appropriate to be chosen. It is a prime location between Marine Drive and Pemberton, where there are two Day Care Centres nearby. McDonald's is opposite to the site. It will send a wrong message to the young people and children that it is fine to consume cannabis similar to eat fries and burgers. There is a fine line between good and bad. I don't believe the majority of parents will encourage their children to consume cannabis as a regular daily basis. Whoever disagree with my opinion merely due to the consideration of commercial and business ground, as long as their children are not consuming the cannabis. It is a very selfish behaviour.

Along the Pemberton Street, there are a lot of industrial locations could be considered. Please kindly consider my comment which is for the sake of younger generation who cannot judge

which is told to be good or bad among their peer groups. As an adult I MUST voice out my personal opinion.

Thank you for your kind and considerate attention. I believe this is the least thing that I can do for the next generation.

Regards



From: [Taylor Jenks](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Application for cannabis retail store
Date: November 22, 2019 2:46:00 PM

[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



From: [REDACTED]
Sent: November 21, 2019 12:32 PM
To: Taylor Jenks <JenksT@dnv.org>
Cc: [REDACTED]
Subject: Application for cannabis retail store

Hello Jen,

This is [REDACTED] Smiling Stars Daycare every day to enjoy [REDACTED] childhood.

This daycare is very close to the address of the place that you want to give them a permit for opening a cannabis retail store.

To be honest with you it's kind of a nightmare for us as a parent [REDACTED] in such a situation/environment and let others promote something that can ruin [REDACTED] future for just making money and doing business. The North Shore environment has been always a family-friendly, safe and lovely place for enjoying life, We believe it's everyone's social obligation to keep it clean for our kids and future generation.

We appreciate it if you analyze its impression on our environments beyond the business side and don't let them ruin our kid's current and future life.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Application for Cannabis Retail Store at 1199 Marine Drive
Date: November 29, 2019 2:50:00 PM

[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



From: [REDACTED]
Sent: November 29, 2019 12:53 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Application for Cannabis Retail Store at 1199 Marine Drive

Dear Taylor Jenks,

Thank you for your letter regarding the subject matter.
I would like to take this opportunity to express my firm opposition to this proposal with the following comments / concerns:

1. I am of the opinion that such proposal would hinder the growth of the neighborhood / community in the same direction taken in the last 5-10 years.
2. I would never entertain the idea of this location to be even remotely appropriate for the

proposal, given that it has (2) two daycare facilities in a 100 metres radius and it is way to close to residential buildings.

3. I understand current policies only include distances to schools, but I believe it is common sense to apply the same reasoning, i.e. to limit exposure to children and youth, to places like the indicated above.
4. Such proposal would surely be a deterrent for families looking to find daycare services in the area and will likely affect such businesses negatively. I consider this to be of major importance considering the well known difficulties most families experience when looking for quality daycare for their children.
5. I would consider a more appropriate location to be within a well defined commercial only area of the District, the most away from residential properties as practicable.

Please feel free to contact me should you require more information.

Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Cannabis Retail Store - 1199 Marine Drive
Date: November 22, 2019 4:03:00 PM

[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 22, 2019 11:30 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Cannabis Retail Store - 1199 Marine Drive

Dear Taylor,

I would like to suggest that application of rezoning this property be denied. We live in a neighbourhood with many young children and I believe that having a cannabis store will likely attract people who may be dangerous to this community. I am not trying to stigmatize the people who need cannabis for medical reasons but it may entice the youth to experiment with marijuana in general having such a visible store on Marine drive.

Thanks,

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Cannabis Store on the corner of Pemberton and Marine Dr.
Date: November 22, 2019 11:03:00 AM

[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



From: [REDACTED]
Sent: November 21, 2019 11:41 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Fwd: Cannabis Store on the corner of Pemberton and Marine Dr.

Hello,
The daycare that [REDACTED] goes to (Smiling Stars Daycare) provided me with your E-mail address. How does one report their concerns of a cannabis store opening near a children's daycare? Is there a specific form to fill out? There are many children in that area and safety is of utmost concern as a parent.

Thanks for your help,
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Comments on Application for Cannabis Retail Store Located at 1199 Marine Dr
Date: November 28, 2019 4:32:00 PM

[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



From: [REDACTED]
Sent: November 22, 2019 12:06 PM
To: Taylor Jenks <JenksT@dnv.org>
Cc: [REDACTED]
Subject: Comments on Application for Cannabis Retail Store Located at 1199 Marine Dr

Dear Taylor,

We are the [REDACTED]. We are opposing the Application for a cannabis retail

store on 1199 Marine Drive on the following grounds:

1. The proposed location is across the street of the McDonald's where many patrons are families with young children. So far we don't know much about how second hand cannabis smoking may affect our health, it is suffice to say that allowing small children expose to the second hand cannabis smoking is not a good idea. It may be detrimental to their health. This should be avoided by all means possible. It has taken us years to find out the adverse effect of cigarette smoking to our health. We do not think we should repeat the same mistake by allowing a pot shop next to a popular place where children frequent.

2. It is the District policy that pot shop should not be allowed within 200 meters from the property line of a school. There is day care close by on Pemberton. Even this is not a "school" but the intent of the policy is for the benefit of school children. We recognize our duty to our school children and we should also give due consideration to our pre-schoolers as well.

3. There is already a cannabis retail shop on 1074 Marine Drive. We do not see the need for an additional cannabis retail store within three blocks from each other.

We hope that the Council will give serious consideration to the above. If you have any feedback or questions please contact me at jenny@natlandhomes.com. Thank you.

Warmly Regards,

--

[Redacted]

[Redacted]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: DO NOT AGREE-RE: Application for Cannabis retail store-1199 Marine Drive
Date: November 29, 2019 2:41:00 PM

[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



From: [REDACTED]
Sent: November 28, 2019 10:52 PM
To: Taylor Jenks <JenksT@dnv.org>; Mike Little, Mayor <LittleM@dnv.org>; Jordan Back <BackJ@dnv.org>; Mathew Bond <bondm@dnv.org>; Megan Curren <CurrenM@dnv.org>; Betty Forbes <ForbesB@dnv.org>; James Hanson <hansonj@dnv.org>; Lisa Muri <MuriL@dnv.org>
Subject: DO NOT AGREE-RE: Application for Cannabis retail store-1199 Marine Drive

Hi Taylor,

As a resident of [REDACTED], I am writing to express my disapproval with the proposed Cannabis Retail Store at 1199 Marine Drive.

1. I whole heartedly disagree with the 200m near Elementary and High School rule and say it should also include daycares. There is a daycare on NW corner of Pemberton & Marine, as well as one almost next door on Pemberton & W 16th St. This proposed locations is way too close.

2. If allowed, it would also be too close to a McDonalds which no doubt will encourage people to go hide somewhere to smoke before hitting up McDonalds; And where are they going to hide, down the lane where the daycare is, or in the apartment commercial parking area to the east, or where ever. This smoke will reach apartment windows and the daycare. Doesn't matter if smoking isn't allowed, it'll happen, Police can't be watching all the time. And other than that; garbage and paraphernalia will likely end up over the fence into the daycare and elsewhere.

3. Why is a store even needed; can't they just order online and have it delivered!

4. There are already too many questionable people walking around the neighborhood. There have been numerous break-ins to our building already. So we do not need to add another attraction for these questionable people to break into.

5. In addition to break-ins and theft, there has been numerous occasions that needles have been found in our building's commercial court yard exit passages! So if this is already happening, imagine what will happen with pot smokers hiding out in the same areas because of this proposed Cannabis Retail in our neighborhood.

Thanks



Sent: November 24, 2019 7:15 PM

To: Taylor Jenks <JenksT@dnv.org>

Subject: Feedback about the Cannabis Retails Stroe on the Marine Drive

Hi,

I received the mail come from the city about the the Cannabis store on 1199 Marine Drive. As a parent of a young child. I am very concerned about this planning change.

I have disscuess this issue with my colleagues and they tell me the Cannabis is potentially kind of an entry (door openner) for some serious drug issues. And I do want the environment wher my child grown up can be more suitable for "Normal Lifes".

In my opinion, I think this kind of store should be located to some less people area like the tax free tobaco stores. The people who need the canabis can find the proper transportations to there since they really want it.

I don't know if my concerns counts. Still I think I need to speak it out because it is very important for us to keep a more proper environment for where we are living.

Thanks,



From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: File 08.3060.20/056.19 / Case PLN2019-00056 - 1199 Marine Drive - Public Input
Date: November 29, 2019 1:46:00 PM

[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 8:40 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: File 08.3060.20/056.19 / Case PLN2019-00056 - 1199 Marine Drive - Public Input

Hi Taylor,

Thank you for the opportunity to provide public input to the application for a cannabis retail store at 1199 Marine Drive (File 08.3060.20/056.19 / Case PLN2019-00056).

As a resident of the neighbourhood, I am writing to you in opposition of this application.

The cannabis retail policy adopted by District Council restricts cannabis stores from being located within 200m of an elementary or high school. By my measurements, the proposed location at 1199 Marine Drive is located approximately 250m from Norgate Community School. Although this is in excess of the 200m restriction, I do not believe it is in the spirit of the policy to have a cannabis retail store located so close to an elementary school.

The cannabis retail policy also envisions one retail cannabis store in each of the District's town centres, including Lion's Gate Village and Marine Drive. There are many other retail sites in this town centre that are located further from Norgate Community School that would be more suitable for such an establishment. There is presently another active application for a rezoning at 1074 Marine Drive. Were that application to be approved, having two retail cannabis stores located in such close proximity would be excessive for the neighbourhood.

Thank you again for the opportunity to provide public input on this proposal.

[REDACTED]
[REDACTED]
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: File: 08.3060.20/056.19 Case: PLN2019-00056
Date: November 29, 2019 10:55:00 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 24, 2019 10:01 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: File: 08.3060.20/056.19 Case: PLN2019-00056

Hello:

My name is [REDACTED] building which is [REDACTED] from this proposed site.

First, I just want to start by thanking you for this letter asking for community feedback regarding this development. I very much appreciate the time to provide input.

Overall, I oppose this amendment; I oppose allowing development of this cannabis retail store.

I have many concerns. Frankly, I'm concerned about the negative aspects from the potential increased number of people that this would attract. I believe that this will lead to more traffic issues and more issues associated people coming to an area that is only designed for a certain number of people. I believe mall's and larger strip malls are better able to handle this traffic. I'm unsure if this area can accommodate this, and I'm worried about people's safety.

Personally, I'm not in favour of marijuana. I respect people's now legal right to have it, but I would like this store to not be close to where I live. There could be issues with odour and additional garbage in the area. Also, other neighbourhoods have experienced issues of increased crime, and I prefer not to take a chance with any the above issues.

I understand the loss of financial benefits of not having a retail store here, but surely there must be other stores that would like to move in.

Thank you again for your letter,



From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: File:08.3060.20/056.19 Case: PLN2019-00056
Date: November 19, 2019 2:49:00 PM

[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 19, 2019 4:53 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: File:08.3060.20/056.19 Case: PLN2019-00056

File:08.3060.20/056.19
Case: PLN2019-00056

Hi Taylor,

Thank you for your notice dated 14 November 2019 on “ Notice of Application for Cannabis Retail Store -1199 Marine Drive”.

This isn't a good location for a cannabis store as it's too close to residential. It's at an intersection and passerbys are likely to be exposed to second hand smoke.

To my understanding, cannabis store should be barred within a 100 radius of a school. Not sure if a day care center is considered a school but there's is one within 100 meters.

This will sure ruin serenity of the area.

Strongly oppose.

Thank you for taking time to consider our feedback.

Best regards,

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: File:08.3060.20/056.19 Case: PLN2019-00056
Date: November 22, 2019 8:27:00 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 21, 2019 6:37 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Re: [File:08.3060.20/056.19](#) Case: PLN2019-00056

Thanks Taylor,

Didn't mention it, in our first email, but, as you are aware, there is a Zoning Bylaw text amendment application by the BC Liquor Distribution Branch, presently before the District of North Vancouver, for a BC Cannabis Store at 1074 Marine Drive. That's two blocks from the proposed 1199 Marine Drive cannabis store. Why do we need two stores so close together?

Regards,
[REDACTED]

> On Nov 19, 2019, at 2:51 PM, Taylor Jenks <JenksT@dnv.org> wrote:

>

> Good afternoon [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 19, 2019 2:33 PM
> To: Taylor Jenks <JenksT@dnv.org>
> Subject: [File:08.3060.20/056.19](#) Case: PLN2019-00056

>
> Re: Notice of Application for Cannabis Retail Store - 1199 Marine Drive

>
> Mr. Taylor Jenks, Development Planning

>
> Dear Sir,

>
> [REDACTED]) and I oppose this development, because of it's close proximity to the Day Care facility located at the north east corner of 16th Street and Pemberton Avenue. This is less than 1/2 block from the proposed Cannabis Retail Store.

> We do not feel that it is acceptable to mix these two uses within such a short distance of each other.

>
> Yours sincerely,

>
> [REDACTED]

JenksT@dnv.org

Direct: 604-990-2428



From: [REDACTED]
Sent: November 18, 2019 6:34 PM
To: Taylor Jenks <JenksT@dnv.org>
Cc: [REDACTED]
Subject: Letter re: notice of application for cannabis retail store – 1199 Marine Drive

Hi Taylor,

I hope hat you are having a good day.

[REDACTED] I received on Nov 18, 2019 via mail your letter re: notice of application for cannabis retail store – 1199 Marine Drive to our home address. Thank you for the information and giving to the community a heads up about this intention. However, We do not support this project at all since we personally don't approve the legalization of cannabis for pleasure purposes. In addition, we believe bringing this store to our community will encourage significantly the visit of cannabis consumers (including addicts) to the surroundings of our building and two daycares (Smiling Stars daycare is right beside the proposed location), which could attract lots of outside smokers (although is not permitted in not allowed areas, but who will stop them?), and even possible undesirable people looking forward to participate in crime and illegal activities.

We believe this is a terrible idea!, our [REDACTED] and we know the community very well, and [REDACTED] will be attending this daycare in a near future and the last thing we want is anything related with drugs around children. This is a good community formed in is majority by working families with lots of kids and we put a lot of effort to try to keep it as healthy and safe as possible. Drugs are not good friends of family and kids. We don't understand why there's so pressure to put a cannabis store in this neighbourhood, this is the second proposal in 2 months! If drugs stores want to be open, they should go away from family buildings, parks and surroundings. What kind of message and role model are we giving to our kids. The City shouldn't be even contemplating this idea and bombarding neighbours with this proposals and us feeling we need to speak up and consume more time with this matters [REDACTED] I do not give our support.

Thank you and kind regards,

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

Oh no, not another application for a cannabis retail store, this time at 1199 Marine Drive! Only 2 months ago, we area neighbours received a letter from Ashley Bellwood re a Zoning Bylaw text amendment

to possibly approve a cannabis retail store at 1074 Marine Drive. This makes no sense at all... Very recently I read in the North Shore News that the District of North Vancouver and the City of North Van are no longer allowing any kind of smoking in our public parks. You should also know that smoking inside and outside most strata buildings in the DNV is totally prohibited for several years.

Where is the sincerity of our North Van Officials when they say they are concerned and committed to deal with the various addictions in our communities?

The writer [REDACTED] years. As i wrote to Ashley Bellwood on November 3rd, I know in my neighbourhood live many low income families, people on social housing, people that live in shelters due to various addictions, plus a number of homeless men. I feel approving several cannabis retail stores and additional provincial liquor stores in this Norgate/Marine Drive area is simply unconscionable.

Please consider the above comments before approving a text amendment to the Zoning Bylaw C9. Thank you very much.

Sincerely,

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Notice of Application for Cannabis Retail Store -1199 Marine Drive
Date: November 21, 2019 9:48:00 AM

[REDACTED]

[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: November 21, 2019 5:10 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Notice of Application for Cannabis Retail Store -1199 Marine Drive

[File:08.3060.20/056.19](#)
Case: PLN2019-00056

Hi Taylor,

I am writing to express my strong opposition on the “ Notice of Application for Cannabis Retail Store -1199 Marine Drive”. This is a neighborhood with families of seniors and children. What we need is diverse services and amenities that respond to the practical needs of the people who live around.

This location is at an intersection where most of the residents will cross for their daily needs and this will mean that they are much likely to be exposed with second hand smoke.

Though it’s against the law to consume cannabis and drive, there is no way to rule this out and increase accidents and threats to people in the community.

Sincerely,

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Objection to cannabis store on 1199 Marine Drive
Date: November 29, 2019 8:27:00 AM

[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



From: [REDACTED]
Sent: November 26, 2019 9:12 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Objection to cannabis store on 1199 Marine Drive

To whom it may concern,

I am a resident [REDACTED]. I'm sending this mail to express my objection to the proposed "Zoning Bylaw Amendment to allow for a non-medical retail cannabis store" on 1199 Marine Drive. The reasons for my objection are:

1. The proposed store is located in a quiet community with not much commercial business. 2. Right behind the store is Smiling Stars Daycare. I could often see child-care workers taking those little kids out on sunny days. I don't think it a good idea to put a cannabis store so close to a daycare.

3. Norgate Elementary School is only 500m distance from it. McDonald is right on the other side of the road where school kids go a lot.

4. The store is right at the bus stop, 0 distance. My [REDACTED] and [REDACTED] schoolmates meet at this stop everyday to take bus to high school.

I agree that adults have the right to buy cannabis if they need it. But maybe it's better to sell it in shopping centres or online.

Thank you

Best

[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: old Golf store on Marine Dr.
Date: November 29, 2019 2:31:00 PM

[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



From: [REDACTED]
Sent: November 28, 2019 9:19 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: old Golf store on Marine Dr.

Dear Ms Jenks,

I am writing as a concerned parent [REDACTED] on Pemberton Ave. We have been notified of a plan to open a cannabis store in place of the old Golf store on Marine Drive.

I find this idea very troubling for many reasons. There are 2 daycare centres on that corner, 4 within walking distance, an elementary school, and many young families. This area, including Norgate, has finally seen some improvement after years of neglect and being just an

industrial/car dealership strip.

I worry what kind of people this cannabis store would invite into the area, and more importantly, I worry about young children second hand smoking marijuana.

I understand that by law cannabis stores have to be a certain distance from schools - what I don't understand is, how daycares don't qualify under the same rules. Norgate Elementary has signs up against idling cars because "young lungs are at work", perhaps this should be taken into consideration elsewhere too.

I hope this proposal will be rejected by the council.

Regards,

A black rectangular redaction box covering the signature of the sender.

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Opposed to cannabis retail close to daycare
Date: November 22, 2019 2:37:00 PM

[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 21, 2019 1:22 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Opposed to cannabis retail close to daycare

Hello

I am writing to express concerns and opposition to a cannabis retail store application that has been submitted for the address of 1199 Marine Drive. There are two daycares within a block of that location and it is not an appropriate site for such vendor. I support the addition of these types of shops on the north shore, but much thought should be given to their location. There are many industrial areas in North Vancouver that would be better suited and that are not near a school or daycare.

As a parent of a child attending one of the Daycare's less than a block away from this retail site, I do not support the addition of vendor at this location as I feel it would be better suited elsewhere.

Best wishes

[REDACTED]

Sent from my iPhone

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Pemberton Marijuana Dispensary
Date: November 29, 2019 2:44:00 PM

[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 29, 2019 8:52 AM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Pemberton Marijuana Dispensary

Hello,

I work at [REDACTED] Pemberton Ave. I believe that putting a marijuana dispensary in the old golf store would not be beneficial for this neighbourhood. As it already has had an increase of crime recently, putting a dispensary in would just attract more crime and for the many families and daycare facilities this would not be beneficial. This would be very dangerous for the daycare that would be right beside it. These children go on walks and there are always children walking around the street. Having people who's brains are compromised around children would make many in the community uneasy. I get to work when it is still dark outside and usually leave work when its dark outside, walking from my car would be an extra uneasy feeling. I don't believe that a dispensary is something that this neighbourhood needs and it would only increase crime.

Thank you,
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Proposed cannabis retail locations
Date: December 02, 2019 9:49:00 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 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 of Norgate. Norgate has many young families with children who go to Norgate 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 and ask that the District reject both applications so near Norgate elementary school.

Kind regards,

A large black rectangular redaction box covering the signature and name of the sender.

Sent: November 22, 2019 12:33 PM

To: Taylor Jenks <JenksT@dnv.org>

Subject: Proposed cannabis store at 1199 Marine Drive

Hello -

I'd like to comment and provide a reason not to allow a proposed cannabis store location at 1199 Marine Drive, North Vancouver.

This location is very close in proximity (just a couple of doors down) to a well established, large daycare facility called "Smiling Stars." [REDACTED] attend this daycare. I am opposed to a cannabis store being allowed this close to a daycare. I am not against legalization or the opening of stores to sell cannabis, but I do not think they should be allowed within certain proximity to daycares, schools, etc.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

Taylor Jenks

Planning Assistant



355 West Queens Road
North Vancouver, BC V7N 4N5

JenksT@dnv.org

Direct: 604-990-2428

[REDACTED]

From: [REDACTED]

Sent: November 29, 2019 10:03 AM

To: Taylor Jenks <JenksT@dnv.org>

Subject: RE: Proposed Cannabis Retail Store at 1199 Marine Dr

Hi Taylor,

Regarding this proposal, I just wanted to submit my comment that I disagree with this proposed location for a number of reasons, aside from living in the building [REDACTED] which will likely be the most impacted by this business, [REDACTED] the daycare almost next door as well.

Regards,

[REDACTED]

North Vancouver, BC V7N 4N5

JenksT@dnv.org

Direct: 604-990-2428



From: [REDACTED]
Sent: November 21, 2019 2:26 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Rezoning application for 1199 Marine Dr North Vancouver, BC V7P 1S8

Hello,

My name is [REDACTED]. I would like to raise my concerns over rezoning application submitted to open a cannabis retail store at 1199 Marine Dr, North Vancouver, BC V7P 1S8.

We have [REDACTED] going the daycare which is located right next to the potential cannabis store. The name of the place Smiling Stars Daycare, located at 1602 Pemberton Ave, North Vancouver, BC V7P 2S6.

I don't feel this is an appreciate place to have a cannabis store next to the daycare as it most likely will increase cannabis consumption as well as possibly a number of impaired cannabis consumers in the location of the daycare. I do not want my family to experience potential negative affects related to a cannabis retail business right the next door to our daycare.

Best regards,
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Case PLN 2019-00056
Date: December 02, 2019 9:07:00 AM

[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



From: [REDACTED]
Sent: November 30, 2019 7:49 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Case PLN 2019-00056

Hi Taylor,
Hope the feedback of Application for Cannabis Retail Store is still useful.
My family feel that having a Cannabis Retail Store nearby is not good idea.
Sorry for the late message.
Best Regard
[REDACTED]

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Feedback on Cannabis Retail Store - 1199 Marine Drive
Date: November 21, 2019 9:13:00 AM

[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 20, 2019 7:55 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Feedback on Cannabis Retail Store - 1199 Marine Drive

Dear Ms. Jenks,

Thank you for your November 14 letter requesting feedback about the above-referenced cannabis store on Marine Drive.

I am writing to indicate my opposition to the rezoning to allow the store to use this location because it is in close proximity to a school and number of restaurants frequented by young people (e.g., McDonalds, Boston Pizza, White Spot) and because as [REDACTED] of the location, I am worried about their safety and how such a store may influence their choices. I often let [REDACTED] scooter by this area on the way to the park at Norquay elementary school and I don't want them to be approached by the clientele for such a facility or even to be exposed to the facility at all. Using a parallel example, I can't imagine a specialty cigarette shop being approved to go so close to a school, particularly knowing what we know now about cigarettes.

Finally, I understand that there is a plan for building a strong community in this area and I also believe that this type of facility may dissuade new development and lower property values at a critical time in the community growth.

Thank you for your consideration. Please let me know if you have any questions.

[REDACTED]

I am writing in response to the “ Notice of Application for Cannabis Retail Store -1199 Marine Drive”.

I am deeply worried.

This is where we need to stop for traffic lights and if there is a cannabis store, this will mean that we are prone to second hand smoke which is hazardous for us. Actually hazardous for everyone.

Moreover with the bus stop nearby and residential too, this does not make a suitable location.

Regards,

From: [Taylor Jenks](#)
To: [REDACTED]
Subject: RE: Notification for Rezoning text amendment application - 1199 Marine Drive
Date: November 29, 2019 4:06:00 PM

[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



From: [REDACTED] >
Sent: November 29, 2019 2:59 PM
To: Taylor Jenks <JenksT@dnv.org>
Subject: Re: Notification for Rezoning text amendment application - 1199 Marine Drive

I posted the neighbour notification on the community's Facebook page and received no negative comments. The three comments received all contained similar wording which can be summarized as: As long as they follow the Federal and municipal regulations, then there should be no problem.

Regards,

[REDACTED]

From: "Taylor Jenks" <JenksT@dnv.org>
To: [REDACTED]
Sent: Wednesday, November 20, 2019 11:19:43 AM
Subject: Notification for Rezoning text amendment application - 1199 Marine Drive

[REDACTED]

[REDACTED]

[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:

From: [John McInnes](#)
To: [DNV Input](#)
Cc: [REDACTED]
Subject: public hearing bylaw amendments
Date: July 03, 2020 11:43:33 AM

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: [Peggy](#)
To: [DNV Input](#)
Subject: Input regarding Cannabis store at 1199 Marine Drive
Date: July 05, 2020 9:02:18 PM

Hi,

Got the notice about the hearing and am writing to provide input on the proposal of a Cannabis Retail store at 1199 Marine Drive.

Being legal does not mean good. The location is too close to residential.

Moreover there is a day care centre in the same block.

Thank you for reviewing my input.

Iman Leong

From: [omid sargazi](#)
To: [DNV Input](#)
Subject: 1199 Marine drive rezoning- Written input
Date: July 06, 2020 1:39:12 PM

Greetings,

I am writing to you in regards to the upcoming public hearing meeting of 1199 Marine Drive, District of North Vancouver. The store was in the business of selling the golf equipment and it has been asked to change its operation to a cannabis store.

As far as I can remember the issue was brought up almost a year ago. At that time we were aware of the issue by the [REDACTED] daycare which [REDACTED] was attending to and many parents as well as the daycare manager sent their letters in opposition to this suggestion.

As you might know, there are two major groups licensed daycare in a distance less than 50 meters from that store [REDACTED] to it right now) and 2 more other licensed group daycare ([REDACTED] [REDACTED]) in a distance of fewer than 2 blocks from that store. So, there is a huge concern to change that store operation on safety issues and its impact on the mentioned daycares business. These days there are many cities in Canada to not let such stores to be located in a distance less than 100 meters from any site used for community recreation, health care, or "any site designated as school reserve or municipal and school reserve." It also prohibits cannabis retail sales less than 200 meters from any library, public, or private education site.

I have talked with a couple of other parents and their decision and I would be to change our kids' daycare if the store operation changed to a cannabis store which can have a reverse impact on mentioned above daycares business. So I would appreciate it if you could kindly consider the above concern about changing the operation of that store.

Best regards,

Omid Sargazi

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 sundecks 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: [Mark McLaren](#)
To: [DNV Input](#)
Subject: Bylaw 8427 - Public Hearing Input Submission - Mark McLaren
Date: July 13, 2020 2:46:08 PM
Attachments: [Bylaw 8427 - Public Input.pdf](#)

Please find attached my written submission for the Public Hearing for Bylaw 8427 scheduled for Tuesday July 14, 2020.

As detailed in the submission, I am strongly opposed to the proposed zoning bylaw amendment.

Thank you,

Mark McLaren

via email <input@dnv.org>

July 13, 2020

District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

**Subject: Public Hearing for Bylaw 8427 – Cannabis Retail Store at 1199 Marine Drive
Written Submission in Opposition of Proposed Zoning Bylaw Amendment**

Dear Mayor and Council,

Thank you for the opportunity to provide public input for Bylaw 8427, a proposed zoning bylaw amendment to permit a cannabis retail store at 1199 Marine Drive.

I am writing to you to voice my strong opposition to this bylaw.

The public input submitted during the initial application for this rezoning was overwhelmingly opposed to a cannabis retail store at this location. I am particularly in agreement with concerns raised around this store's proximity to childcare and education facilities. There are two daycare facilities within 100 metres of the location and Norgate Community School is approximately 250 metres from the site.

The cannabis retail policy adopted by District Council restricts cannabis stores from being located within 200 metres of an elementary or high school. Although the applicant states in their response to the public input that childcare facilities other than schools are not included in this policy, it is clear that the intent of this restriction was to limit the retail sale of cannabis close to facilities where groups of children are gathered. This would include daycares.

The applicant also states that, "it is unlikely that any retail location will exist without some proximity to a daycare." This may well be the case, but the proposed site is very close to two daycares and an elementary school. Surely a more suitable location can be found somewhere in the Lion's Gate Village and Marine Drive Corridor that would better address these proximity issues.

In this time when public hearings are not held in person, hopefully any lack of speakers opposing this bylaw is not interpreted as the neighbourhood accepting this proposal. It is abundantly clear from the volume and one-sided nature of the public input that this is not a suitable location for a cannabis retail store and that this proposal is strongly opposed by the community.

I would like to thank you again for the opportunity to provide further public input and strongly urge Mayor and Council to vote in opposition of Bylaw 8427.

Yours sincerely,

[REDACTED]

Mark McLaren

From: [James Gordon](#)
To: [Cheryl Archer](#); [Louise Simkin](#)
Cc: [James Gordon](#)
Subject: FW: NO to "Cannabis store at 1199 Marine Dr NV"
Date: July 13, 2020 5:56:34 PM

From: Armita Etemadi <[REDACTED]>
Sent: July 13, 2020 4:48 PM
To: James Gordon <gordonja@dnhv.org>
Subject: NO to "Cannabis store at 1199 Marine Dr NV"

I am a resident of [REDACTED] North Vancouver [REDACTED] and received a letter to input my feedback regarding the rezoning of 1199 Marine Dr North Vancouver.

It would be an **absolute no!**

There are two kinder gardens here! We DO NOT WANT ANY CANNABIS STORE HERE!!!

Why did you even accepted such application! Why do you think our children need cannabis!?

From: [Armita Etemadi](#)
To: [DNV Input](#)
Subject: Zoning of 1199 Marine Dr for cannabis store! (rejection by us)
Date: July 13, 2020 4:50:31 PM

I am a resident of [REDACTED], North Vancouver [REDACTED] and received a letter to input my feedback regarding the rezoning of 1199 Marine Dr North Vancouver.

It would be an **absolute no!**

There are two kinder gardens here! We DO NOT WANT ANY CANNABIS STORE HERE!!!

Why did you even accepted such application! Why do you think our children need cannabis!?

Thank you
Arona Etemad

From: [Ken Rowe](#)
To: [DNV Input](#)
Subject: 1199 marine drive
Date: July 13, 2020 5:56:08 PM

Hi

I am writing to oppose allowing a cannabis store at 1199 marine drive

The location is extremely close to multiple daycares and [REDACTED] attends [REDACTED] that location

I believe the lineups and odors that will be present for the children to see is unnecessary

There is a location at marine and fell that can be used or somewhere more commercial or industrial would be more suitable

You can contact me if needed at [REDACTED]

From: [Evan Allardyce](#)
To: [DNV Input](#)
Subject: Rezoning of 1199 Marine Dr.
Date: July 13, 2020 6:07:50 PM

Hello,

I would like to voice my concern about the opening of a Cannabis Store at 1199 Marine Dr. With there being 2 daycares within a block, I do not feel like this is an appropriate location. The back alley behind 1199 Marine dr. is where Smiling Stars Daycare's outdoor play area and pick up area is and I am concerned about the use and loitering of customers of the store in this back alley.

The question I have is that why are there no restrictions on opening near a daycare like there is with elementary schools?

Thank you,

Evan Allardyce

A resident of [REDACTED] with children [REDACTED]

From: [James Gordon](#)
To: [Louise Simkin](#); [Cheryl Archer](#)
Cc: [James Gordon](#)
Subject: FW: Cannabis store next to daycare
Date: July 13, 2020 6:43:52 PM

From: Marc Williams [REDACTED]
Sent: July 13, 2020 6:12 PM
To: James Gordon <gordonja@dnv.org>
Subject: Cannabis store next to daycare

I have [REDACTED] kids [REDACTED]. I am vehemently against a store so close to impressionable and vulnerable young children. Please please deny it.

Marc

[Sent from Yahoo Mail on Android](#)

From: [Nathan Sandulac](#)
To: [DNV Input](#)
Subject: Re: Cannabis Store at 1199 Marine Drive
Date: July 13, 2020 6:12:14 PM

Hello,

We have been informed by our daycare provider ([REDACTED]) of the potential for a cannabis store [REDACTED] to the school.

I understand completely the concept of cannabis and the marijuana industry in today's culture and economy, but do feel the location to such a thriving daycare is poorly chosen and should be reconsidered.

It's not so much the people that own or operate the business, but the people it attracts. The garbage, the loitering, the smells floating in over the fence of the playground is something that should be greatly considered. Would you want your child being exposed to this at such a young age?

We can't simply "move to another daycare" as the wait lists and availability are ridiculous.

There is no place for ANOTHER failing cannabis business to be sighted in such an up-coming part of the North Shore.

Please do not allow this to happen.

Nate Sandulac.
A concerned parent.

Sent from my iPhone

From: [Ronnie Scott](#)
To: [DNV Input](#)
Subject: Submission regarding Bylaw 8427 - 1199 Marine Drive
Date: July 13, 2020 6:48:49 PM

Hello,

I am a small retail owner in the vicinity of 1199 Marine Drive and recently received notification of Virtual Public Hearing of Bylaw 8427.

We are against the re-zoning of the 1199 Marine Drive location to allow a Retail Cannabis Store as a permitted use for this location. The primary reasons are as follows:

- First and foremost this location is less than 100 meters from 2 Daycare Centers. Whilst we acknowledge that most customers of a Cannabis Retail store are law-abiding citizens, there is a percentage that would likely be addicts and prone to vices, drawing such people to this location near so many small children seems unwise.
- For a similar reason our employees are typically young (18-22 year old) females, some of whom take the bus from the location just out front of the 1199 Marine Drive location, often in the evening when it is dark during winter. This introduces risk and concern for them as they walk past the location and wait outside.
- This is a primarily community oriented neighborhood, with family oriented retail locations such as McDonald's, Sports Swap, and SPCA Thrift Store nearby. Additionally, this area is growing in residential areas, with a number of medium density housing units having recently gone up, and others in the process. It is common to see young women with children in the area. The council has also tried to keep the "feeling" of this area similar to what it is now, and the sale of Cannabis does not seem in step with the community feeling be encouraged in this area.
- The smell of Cannabis is pungent and offensive to many, and increased use in the area is undesirable with so many family oriented locations within this vicinity.

Thank you for involving the community in this decision, I hope the council will find an alternative location as being more appropriate for locating a Cannabis Retail Store.

Ronnie Scott

From: [Bhakti](#)
To: [DNV Input](#)
Subject: Potential Cannabis Store@ 1199 Marine Dr
Date: July 13, 2020 7:25:23 PM

Dear Sir/Madam,

We heard about the potential cannabis store location and are very concerned.

Our kid is [REDACTED] daycare [REDACTED]. We are very worried and don't want a cannabis store [REDACTED]. There are little kids trying to grow with supervision and play in the area and be safe. A cannabis store is not a good addition to otherwise kid friendly hood. We are worried the crime rate may go up with this move and having kids next to this location may not be ideal.

Please ask the applicant to reconsider his choice and find a another location. Thank you for giving us an opportunity to share our feedback.

Thanks,
Bhakti Kshirsagar and Lokesh Bhogte

Sent from my iPhone

From: [Stuart, Chris](#)
To: [DNV Input](#)
Cc: [James Gordon](#)
Subject: Cannabis store application
Date: July 13, 2020 7:42:18 PM

Hi there,

I am writing to Express my concern about an application for a cannabis store on the corner of pemberton and marine. I am a member of the north Vancouver community and more importantly a parent of one of the children that attends the day care [REDACTED] [REDACTED] the proposed site. The day care services over 80 children who are growing to be the leaders of tomorrow. The staff there is incredible and has them outside for walks to the park or playing in the playground in the back. From observation of other cannabis stores in the lower mainland, I believe this is a very poor choice of location. It exposes the children to potential second hand smoke, garbage from the paraphenial and while there are many legitimate medicinal users, these types of stores also attract persons with questionable values. If the proposal was for a liquor store or pornogrpahy store I would be equally opposed. The daycare has been a long standing tenant in that particular community and we need to prioritize those contributing businesses that improve the north shore. I am not opposed to cannabis stores but do believe that this is not a suitable location for one. The city of Vancouver originally modelled their cannabis store model with distance restrictions for any cannabis store that it had to be a certain distance from any school, playground or daycare facility. This is for a reason and something that I believe the district should consider.

Please reject the current application for this location.

I would be happy to discuss further if you have any questions or wish me to clarify any of my concerns

Thank you very much for taking the time to read this.

Regards,

Chris Stuart

Sent with BlackBerry Work (www.blackberry.com)

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From: [olgajobani](#)
To: [DNV Input](#)
Subject: cannabis guys application to rezone 1199 Marine Dr.
Date: July 13, 2020 8:19:48 PM

Hello,

I just found out today that the cannabis guys have submitted an application to rezone 1199 Marine Dr. I am hoping this application will not be approved as my child goes to [REDACTED] Daycare and I am sure that many other parents such as myself do not want a cannabis store near our daycare. I just happened to find out about this, this evening and I am certain that many other parents just do not know and therefore are unable to voice their thoughts prior to tomorrow's hearing and would be horrified at the thought of a cannabis store [REDACTED] our daycare.

Please take this into consideration when processing their application.

Sincerely,
Olga Jobani

Sent from my Samsung Galaxy smartphone.

From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Public Hearings on Bylaws 8428 and 8427
Date: July 14, 2020 8:10:24 AM
Attachments: [Addiction rate of various drugs.pdf](#)

-----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: [Michelle Cox](#)
To: [DNV Input](#)
Subject: 1199 marine drive
Date: July 13, 2020 9:47:40 PM

Hi,

Just sending an e-mail regarding the possible re-zoning of 1199 Marine Drive, N.Van for the purpose of opening a cannabis store. Please don't let this be done..it is basically [REDACTED] my [REDACTED] daycare. Although I understand that it isn't necessarily "unsavoury" characters who frequent cannabis stores nowadays, it definitely will bring many who ARE into the vicinity of the DAYCARE. I am not against cannabis stores, but please NOT HERE!

Thank you,
Michelle Cox

From: [Mike J](#)
To: [DNV Input](#)
Subject: URGENT 1199 marine dr
Date: July 13, 2020 10:12:33 PM

Hi

To whom it may concern,

I was just informed there is an application to open a cannabis store on 1199 Marine dr, I like to strongly voice my opposition.

My [REDACTED] is attending daycare [REDACTED] the smell and type of clientele this store would bring is not appropriate for the area. The daycare has open roof playground, which is being used at different times for all age groups (new born to 5 year olds).

I was informed just today and I'm sure a lot of parents share my opinion and many probably dont even know about this application.

Having a cannabis store next to a daycare is simply just wrong.

Thanks for your time
Mike

--

Sent from myMail for Android

From: [Jiali Lu](#)
To: [DNV Input](#)
Subject: cannabis store - 1199 Marine Dr
Date: July 13, 2020 10:33:21 PM

To whom it may concern:

I got an email from the owner of "Smiling Star Daycare" regarding the cannabis store on 1199 Marine Dr, North Vancouver. [REDACTED] and would like you know that I am strongly against it. There are around 100 families who trust the neighbourhood and send their kids to the daycare [REDACTED]. Besides, this is not the only daycare around, across the street, there is another daycare [REDACTED] which has more than 100 children as well.

I just can't imagine the [REDACTED] go to a daycare which has a cannabis store nearby.

Please help us to make sure our child is safe and happy.

Thank you.

Sincerely,

Winnie

From: [deborah Lawson-Gaizer](#)
To: [DNV Input](#)
Subject: Virtual Public Hearing : Cannabis store at 1199 Marine Dr
Date: July 13, 2020 11:15:21 PM

To whom it may concern,

My name is Deborah Lawson - Gaizer. My family and I (Two kids [REDACTED]) live in the building [REDACTED] North Vancouver, BC, [REDACTED] to the daycare building.

I am sending this email to voice my extreme concern and opposition to the proposed amendment to add "Cannabis Retail Store" to the neighborhood. There are many concerns that arise with this plan and my family and I and many other residents of the building are personally upset that the District of North Vancouver would even consider opening a Cannabis Store at this specific location.

I would first like to start by addressing the issue of the many children under the age of 18 and families that live in this area, not to mention the two daycares that are in VERY close proximity to the Cannabis store. As a parent myself, I would not feel comfortable living near a cannabis store (ESPECIALLY ONE THAT I CAN SEE OUT MY WINDOW). Our children's safety and well being should be the governments and the District of North Vancouver's first priority. By sending us this letter and asking us to consider this proposal, the district of north vancouver is showing how little families and children's well being means to them and how important business and money seems to be. THIS IS OUTRAGEOUS AND OUTRIGHT SAD.

At the TWO daycare centers – that would be very near the Cannabis store if built – all the children attending these two daycares are most likely between 2 - 5 years old. There are many children and I have personally seen them walking around near the location where you wish to build the Cannabis Store. The employees of the daycare center already have the responsibility of taking care of the children, by making sure they don't walk onto traffic or talk to strangers or the walk-off alone. If the Cannabis store is built, there will be more human and car traffic to the area, causing even more responsibility and stress for the employees of the daycares, but it also causes more danger for the children who go to these daycares. Not to mention the horrible and disgusting smell that comes for cannabis stores. The odor of Cannabis is EXTREMELY strong and would be smelt near the stores, the bus area and at Jades Garden Kitchen.

I would also like to raise concern over the level of business for the Daycare. As a parent I personally would not feel comfortable sending my child to a daycare that is near a Cannabis store and I'm positive that other parents would not feel comfortable either. This would really hurt the daycare businesses in the area, as parents will not feel safe allowing their children to go to this daycare and so they will take their kids to another daycare.

Overall, I am 100% opposed to this proposition and feel that there is no need for us to bring a Cannabis Retail Store near an area of already high traffic and an area where families and children dominate. People are meant to feel safe in their neighborhood and by adding this store many, including myself and my family will lose that sense of safety and security that we currently have while living in our home.

Thank you very much for taking the time to consider my perspective and my voice,

Deborah L-G

From: [Carol Ng](#)
To: [DNV Input](#)
Subject: Cannabis Retail Store at 1199 Marine Drive
Date: July 14, 2020 10:02:23 AM

Hi Municipal Clerk,

I object the application for Cannabis Retail Store at 1199 Marine Drive. There are two daycares around the block. One is Smiling Stars Daycare which is located at 1602 Pemberton Ave, North Vancouver, BC V7P 2S6. Another one is Willowbrace Academy which is located at 1226 Marine Dr #200, North Vancouver, BC V7P 1T2. I am concerning about the location as it seems not appropriate to run Cannabis business at 1199 Marine Drive which is so close to the daycares. Please kindly consider this factor when you make the decision.

Thank you.

Carol

From: [Sara Vosburgh](#)
To: [James Gordon](#); [DNV Input](#)
Subject: Cannabis store
Date: July 14, 2020 10:11:16 AM

Hi there!

This email is to say how Opposed I am to the 1199 Marine Drive cannabis Store.

I realize that it is now legal but I'm not comfortable having this type of establishment in our area around the corner from a daycare! To have that within walking distance from a daycare with toddlers is outrageous.

Thank you!

Kindest Regards,
Sara

From: [Waterfrontvilla Management](#)
To: [DNV Input](#)
Subject: NO to Cannabis store at 1199 Marine Dr , North Van (no to rezoning proposal)
Date: July 14, 2020 10:31:30 AM

Good day,

I am a business owner and a father of two.
Who wants their kids being exposed to cannabis?
Cannabis is legalized, but everything has a place.

While I understand that the owner of the store 1199 Marine North Vancouver who is trying to rent out their property, I express my deep concerns for our kids, neighborhood and my family living at [REDACTED]).

This is, at least, the second time they are trying to open such a store. We sent out our message loud and clear last time that we are not interested in the opening of such stores.

We don't want our kids being exposed to cigarettes, let alone cannabis !

Thank you!!

Kim Lee

From: [amir cmpe](#)
To: [James Gordon](#)
Subject: Cannabis store at 1199 Marine Dr really??! so very sad!
Date: July 14, 2020 10:40:25 AM

Hello and thank you for informing us of such shameful proposal to rezone 1199 Marine drive to open cannabis store !

We did not pay taxes to you folks to create such trouble for us!

V. J

From: [Laura M. Quiroz](#)
To: [DNV Input](#)
Subject: Public hearing input- Cannabis Retail Store at 1199 Marine Drive
Date: July 14, 2020 11:36:09 AM

Dear Municipal Clerk,

As I did before on November 2019, I would like to take the opportunity to communicate my family's opposition to any bylaw amendments which would allow to add "Cannabis Retail Store" as a permitted use for the property located at 1199 Marine Drive.

I stared at the letter you sent us regarding the public hearing in disbelief that this proposal was still being entertained / discussed by the District.

My concerns are listed in the email I previously sent to the District (please see below).

I would like to ask the District if the objective of the virtual public hearing to be held today, July 14th, 2020 is to define/ allow for the necessary bylaw amendment such that at least one of these properties will be suitable for the cannabis retail use.

I would also like to know if any other properties are (or were) being evaluated to this end in the vicinity of the 1199 Marine Drive property, and what would be the criteria for definitely having these proposals as a No-Go.

I also would like to let you know that we have found our opinion shared by many in our building and our community, neighbours, parents etc. everyone we were able to have a conversation about this.

In support to our exceptional daycare facility and lovely and caring neighbours, we respectfully and strongly oppose to any bylaw amendments subjects of this hearing.

Sincerely,

Laura Quiroz
[REDACTED]

Ariel Finos
[REDACTED]
[REDACTED]

North Vancouver, BC

Begin forwarded message:

From: "Laura M. Quiroz" [REDACTED]
Date: November 29, 2019 at 12:52:34 PM PST
To: JenksT@dnv.org
Subject: Application for Cannabis Retail Store at 1199 Marine Drive

Dear Taylor Jenks,

Thank you for your letter regarding the subject matter.

I would like to take this opportunity to express my firm opposition to this proposal with the following comments / concerns:

1. I am of the opinion that such proposal would hinder the growth of the neighborhood / community in the same direction taken in the last 5-10 years.
2. I would never entertain the idea of this location to be even remotely appropriate for the proposal, given that it has (2) two daycare facilities in a 100 metres radius and it is way to close to residential buildings.
3. I understand current policies only include distances to schools, but I believe it is common sense to apply the same reasoning, i.e. to limit exposure to children and youth, to places like the indicated above.
4. Such proposal would surely be a deterrent for families looking to find daycare services in the area and will likely affect such businesses negatively. I consider this to be of major importance considering the well known difficulties most families experience when looking for quality daycare for their children.
5. I would consider a more appropriate location to be within a well defined commercial only area of the District, the most away from residential properties as practicable.

Please feel free to contact me should you require more information.


Sincerely,

Laura Quiroz



From: [Louise Simkin](#)
To: [DNV Input](#)
Subject: FW: Cannabis
Date: July 14, 2020 11:30:02 AM

From: James Gordon <gordonja@dnv.org>
Sent: July 14, 2020 11:24 AM
To: Louise Simkin <louise_simkin@dnv.org>; Cheryl Archer <archerc@dnv.org>
Cc: James Gordon <gordonja@dnv.org>
Subject: FW: Cannabis

From: june park < >
Sent: July 14, 2020 11:16 AM
To: James Gordon <gordonja@dnv.org>
Subject: Cannabis

I am saying no to cannabis store.

From: [Judy Woon Ho](#)
To: [DNV Input; Taylor Jenks](#)
Cc: [Ho Judy](#)
Subject: Request cease the application of a proposed Cannabis Retail store at 1199 Marine Drive
Date: July 14, 2020 6:36:17 PM

Dear Taylor,

I'm writing according to the subject. We are family at the [REDACTED] with two teenage boys, and are very concerned about the proposed cannabis store so close to the neighbourhood. We have a number of young families resided at our two buildings, and there are few daycare centres nearby. I can imagine potential hazards/concerns to the parents.

Please reconsider the proposed location(s). Thank you for your time.

Best regards.

Judy Ho

From: [Carina Ramello](#)
To: [DNV Input](#)
Subject: 1199 Marine Dr - cannabis application - feedback
Date: July 14, 2020 9:14:52 PM

Hi DNV,

Unfortunately I wasn't able to attend the public hearing for this proposal so I wanted to not miss the chance to provide mine and my family feedback.

I'm surprised this is again under consideration by our municipality after the initial one where our community expressed the concerns about this project.

This neighbourhood is a family oriented one, that's why we chose it 8 years ago. The proposed store will be located at 40mts of two daycare centres, one of them being the one [REDACTED] attend to. I walk by this corner with them every morning and afternoon when we pick them up, and even though it's hard to visualize what kind of public this store will attract, I definitively feel this is not the right place.

The Marine Dr corridor already has some stores couple of blocks away, I don't think it's such a critical need that will justify changing the district bylaws. More over, all the strata councils from the condos in the area have been updating the bylaws to include cannabis as part of not smoking rules.

I don't pretend to stop people from consuming it, but I don't want me or my kids or my neighbours be nearby places where this is encouraged.

Lastly, I want to express my sentiment of disappointment given the fact that my government, the District of North Vancouver, even considers this proposal and asks public audience to evaluate it. It is so obvious that this is NOT the right place that makes me loose trust on the real reasons behind this. I moved to Canada from my home country because corruption was currency in the government. Please don't disappoint the people that voted you and live up to north shore culture.

Feel free to reach out to me if you have questions or would like to discuss this further,

Carina Ramello
[REDACTED]