

# AGENDA ADDENDUM

*REGULAR COUNCIL*

**Monday, July 20, 2020**

**7:00 p.m.**

**To be held virtually but streamed at**

**<http://app.dnv.org/councillive/>**

**Council Members:**

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



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## REGULAR COUNCIL

7:00 p.m.  
Monday, July 20, 2020  
To be held virtually but streamed at  
<http://app.dnv.org/councillive/>

## AGENDA ADDENDUM

### THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

#### 5. ADOPTION OF MINUTES

**5.2. July 14, 2020 Public Hearing – 1629 Marine Drive** **p. 5-9**

*Recommendation:*

THAT the report of the July 14, 2020 Public Hearing is received.

**5.3. July 14, 2020 Public Hearing – 1199 Marine Drive** **p. 11-15**

*Recommendation:*

THAT the report of the July 14, 2020 Public Hearing is received.

#### 8. REPORTS FROM COUNCIL OR STAFF

**8.2. Bylaw 8428: Text Amendment to add “Cannabis Retail Store” at 1629 Marine Drive** **p. 17-66**

File No. 09.3900.20/000.000

Report: Municipal Clerk, July 15, 2020

Attachment 1: Bylaw 8428

Attachment 2: Public Hearing Report – July 14, 2020

Attachment 3: Staff Report Dated February 6, 2020

*Recommendation:*

THAT “District of North Vancouver Rezoning Bylaw 1398 (Bylaw 8428)” is given SECOND and THIRD Readings.

**8.3. Bylaw 8427: Text Amendment to add “Cannabis Retail Store” at 1199 Marine Drive** **p. 67-152**

File No. 09.3900.20/000.000

Report: Municipal Clerk, July 15, 2020

Attachment 1: Bylaw 8427

Attachment 2: Public Hearing Report – July 14, 2020

Attachment 3: Staff Report Dated February 6, 2020

*Recommendation:*

THAT "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)" is ADOPTED.

**8.5. Tax Revenue**

File No.

This item has been withdrawn from the agenda.

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**Cannabis Retail Store at 1629 Marine Drive  
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Tuesday, July 14, 2020 commencing at 7:07 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

**Present:** Acting Mayor M. Curren, Chair  
Councillor J. Back  
Councillor M. Bond  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Absent:** Mayor M. Little

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Mr. M. Hartford, Section Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Ms. T. Jenks, Development Planner  
Ms. C. Archer, Clerk Typist 3

**1. OPENING BY THE MAYOR**

Acting Mayor Curren welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

She further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as being streamed live over the internet. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the WebEx Events software.

As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to [input@dnv.org](mailto:input@dnv.org)

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions.

Acting Mayor Curren stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaw under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaw under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaw. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaw which Council has received and which you are welcome to review. This is available online at <https://app.dnv.org/councilsearchnew/>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8428 proposes to amend the District's Zoning Bylaw to add Cannabis Retail Store as a permitted use for the property located at 1629 Marine Drive in the Lions Gate Village and Marine Drive Corridor.

## **3. PRESENTATION BY STAFF**

Ms. Taylor Jenks, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Jenks advised that:

- The site is located mid-block between Tatlow Avenue and Bowser Avenue on the south side of Marine Drive;
- The proposed cannabis retail store is to be located in an existing retail space within a single-storey commercial building on the property;

- The remainder of the block face is comprised of commercial retail spaces to the east and west and an existing auto dealership to the north across Marine Drive;
- Surrounding properties include a new multi-family development to the south;
- The site is zoned Marine Drive Commercial Zone (C9) which permits the Cannabis Retail Store use when listed for a particular property in Section 405B (1) of the Zoning Bylaw;
- The entrance to the proposed cannabis retail store can be accessed from the sidewalk along the south side of Marine Drive;
- The site has no existing on-site parking and is considered legally non-conforming for retail use;
- There is an existing easement along the south side of the property that allows for vehicle access to the rear of the property but this can be used only for deliveries, not for parking;
- If the text amendment is approved, new signage is proposed to be installed on the north elevation facing Marine Drive;
- The proposal has been reviewed relative to Council's Non-medical Retail Cannabis Policy and it generally complies;
- The proposal meets key locational guidelines as the site is zoned to permit a liquor store and the site is more than 200 metres from any school;
- The Cannabis policy also reviews applications with regard to other criteria including parking, access, exterior design and operating hours;
- The site is not compliant with the Cannabis Policy as sufficient parking is not provided on-site as the Zoning Bylaw would normally require three parking spaces for a retail outlet of this size;
- Upon receipt of the application, three hundred and twenty eight notices were sent to neighbours within approximately a 100m (328 ft.) radius and a sign was placed on the property in accordance with the District's notification policy;
- Input has been received in response to the notification made at the time the application was received, as well as in response to notification for tonight's hearing;
- Comments of concern include:
  - Proximity to Norgate Park and field facility;
  - Potential to contribute to loitering and crime in the neighbourhood; and,
  - Parking and traffic safety concerns;
- Positive comments received include:
  - It will contribute positively to the local economy; and,
  - It will increase access to cannabis products for North Shore residents.

### **3. PRESENTATION BY APPLICANT**

#### **3.1. Mr. Chad Cole, Donnelly Hospitality Group:**

- Provided history and context of the proposed Cannabis Store;
- Advised that products will be sold in a safe and secure environment;
- Opined that the proposed cannabis retail store is located in a suitable area;
- Commented that the applicant will have no challenges obtaining approval from the Province for the proposed Cannabis Retail store licence at 1629 Marine Drive given their current 5 approved licenses in BC;

- Advised that each location has site specific security protocols in place at a store level to ensure the safety of every guest and the surrounding community;
- Noted that every staff member has obtained their certification from the provincial government and continues to maintain and train with the ever changing regulations;
- Commented that minors are never permitted within the store even if accompanied by an adult;
- Commented that eco-friendly transportation is encouraged;
- Noted that there are numerous transit options available to the establishment; and,
- Noted that consideration will be given to possible noise impacts on neighbours and necessary steps will be taken to address these impacts should they occur.

#### **4. REPRESENTATIONS FROM THE PUBLIC**

##### **4.1. Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Commented that opaque storefront is no longer an explicit provincial requirement;
- Expressed concern that the majority of public input was not in support of the application;
- Urged that the staff report have the exact distance from the closest school; and,
- Suggested that sufficient accessible space be made available.

In response to a question by Council, staff advised that since this application was submitted, the provincial requirement for exterior store design has changed, and an opaque storefront is no longer an explicit provincial requirement.

The applicant advised that products will not be visible from the outside of the store.

##### **4.2. Mr. Corrie Kost, SPEAKING A SECOND TIME:**

- Expressed concern that not all residents have internet capability and can no longer participate in the local democratic process;
- Suggested that residents where not sufficiently notified of the changes made by the Province; and,
- Questioned what powers local governments have to close or modify the sales of their products if it is later determined that recreational use is considered harmful.

##### **4.3. Ms. Kimberly Kulek, 800 Block Prospect Avenue:**

- Spoke in support of the proposed application; and,
- Advised that she spoke to the hearing for 1629 Marine, but referenced that her comments were for 1199 Marine Drive.

##### **4.4. Mr. Peter Teevan, 1900 Block Indian River Crescent:**

- Commented that parking is an issue on Marine Drive; and,
- Noted that this application is not in a Town Centre.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor HANSON**

**SECONDED by Councillor BACK**

THAT the July 14, 2020 Public Hearing is closed;

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

**CARRIED**

Opposed: Councillor MURI  
(8:22 pm)

**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk

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**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**Cannabis Retail Store at 1199 Marine Drive  
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Tuesday, July 14, 2020 commencing at 8:22 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

**Present:** Acting Mayor M. Curren, Chair  
Councillor J. Back  
Councillor M. Bond  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Absent:** Mayor M. Little

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Mr. M. Hartford, Section Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Ms. T. Jenks, Development Planner  
Ms. C. Archer, Clerk Typist 3

**1. OPENING BY THE MAYOR**

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She further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

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Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions.

Acting Mayor Curren stated that:

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- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
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- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaw under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaw under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaw. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaw which Council has received and which you are welcome to review. This is available online at <https://app.dnv.org/councilsearchnew/>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
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- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8427 proposes to amend the District's Zoning Bylaw to add Cannabis Retail Store as a permitted use for the property located at 1199 Marine Drive in the Lions Gate Village and Marine Drive Corridor.

## **3. PRESENTATION BY STAFF**

Ms. Taylor Jenks, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Jenks advised that:

- The proposed site is located at the southeast corner of Marine Drive and Pemberton Avenue with frontage on Marine Drive;
- The subject site contains a single-storey commercial building comprised of two units;
- The cannabis retail store is proposed in the western unit in an existing retail space, while a restaurant (Jade Garden) currently occupies the eastern unit;

- Surrounding properties include a mixed-use commercial/residential development to the east; a restaurant to the west beyond Pemberton avenue; commercial and childcare uses to the south; and a gas bar to the north, beyond Marine Drive;
- The site is zoned Marine Drive Commercial Zone (C9) which permits Cannabis Retail Store when that use is listed in the table found in Section 405B (1) of the Zoning Bylaw;
- Existing vehicle access is provided by two driveways from Marine Drive and Pemberton Avenue as well as a lane from West 16<sup>th</sup> Street, to a surface parking lot at the south and east side of the building;
- The front entrance to the proposed cannabis retail store is from the sidewalk at the corner of Marine Drive and Pemberton Avenue and the front entrance can also be accessed from the parking lot;
- If the text amendment is approved, new signage is proposed to be installed on the north, west and south elevations;
- The proposal has been reviewed relative to the District's Non-medical Retail Cannabis Policy and has been found to comply;
- The proposal meets key locational guidelines as the site is zoned to permit a liquor store and the site is more than 200m from any school;
- The Cannabis Policy also provides for review of applications in regards to other criteria such as parking, access, exterior design and operating hours;
- It is noted that since this application was submitted, the provincial requirement for exterior store design has changed, and an opaque storefront is no longer an explicit provincial requirement;
- Upon receipt of the application, five hundred and ninety-seven notices were distributed to neighbours within approximately a 100 m (328 ft.) radius, and two signs were placed on the property frontages in accordance with the District's Notification Policy;
- Input has been received in response to the notification made at the time the application was received, as well as in response to notification for tonight's hearing;
- Comments of concern include:
  - Proximity to nearby childcare facilities;
  - Perceived negative effects on neighbourhood safety;
  - And general concerns with cannabis use and legalization; and,
- There was general support for legalization and for the provincial and municipal regulations that have been put in place.

### **3. PRESENTATION BY APPLICANT**

#### **3.1. Mr. Jeff Thompson, Budhouse:**

- Advised that Budhouse is currently operating five provincially licensed cannabis retail shops in BC;
- Provided an overview of the design of the proposed cannabis store;
- Noted that security measures have been taken;
- Noted that all products are purchased through the liquor and cannabis regulation branch and are Health Canada Certified;
- Opined that the proposed cannabis retail store is located in a suitable area and sufficient parking will be provided; and,



- Opined that the proposed application has a discreet sign frontage.

#### **4. REPRESENTATIONS FROM THE PUBLIC**

##### **4.1. Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Spoke to the addiction rate of various drugs;
- Commented that quality control and accurate ingredient labelling for cannabis products is still highly problematic;
- Opined that sufficient surface parking is provided;
- Recommended that this application be rejected; and,
- Encouraged Council to listen to the concerns of the local community.

##### **4.2. Jasmine 1200 Block West 16<sup>th</sup> Street:**

- Spoke in support of the proposed location.

##### **4.3. Ms. Karen Fruitman, Langley:**

- Spoke to the licencing process;
- Advised that the applicant has strict protocols in place and additional measures to control patrons;
- Spoke to the proximity to the daycare and noted that cannabis products cannot be seen from the outside of the store;
- Advised that employees are required to complete a workers security screening test; and,
- Noted that security measures have been taken.

##### **4.4. Ms. Richelle Natt, 3200 Block Mt. Seymour Parkway:**

- Spoke in support of the proposed cannabis retail store;
- Noted that cannabis products cannot be seen from the outside of the stores;
- Noted that children will not be allowed in cannabis stores;
- Commented that the front and rear entrances are not visible to the daycare; and,
- Noted that this is a highly regulated industry.

##### **4.5. Mr. Laura Quiroz, 1100 Block West 16<sup>th</sup> Street:**

- Expressed concern that the proposed cannabis store is in close proximity to two nearby daycare facilities.

In response to a question by Council, the applicant advised that they are currently operating five provincially licensed cannabis retail shops in BC including Armstrong, Trail, Castlegar, Oliver and Lumby.

In response to a question by Council, staff advised that since this application was submitted, the provincial requirement for exterior store design has changed, and an opaque storefront is no longer an explicit provincial requirement. Staff further advised that there is a requirement that cannabis products can not be seen from outside the store.

**4.6. Cynthia, 1182 Block West 16<sup>th</sup> Street:**

- Spoke in opposition to the proposed bylaw amendment;
- Expressed concern with the close proximity to the daycare facilities; and,
- Expressed concern with the smell of cannabis.

**4.7. Mr. Luke Smeaton, 1182 Block 16<sup>th</sup> West Street:**

- Expressed concern with traffic and parking issues.

**4.8. Ms. Sarah Williams, 1200 Block West 16<sup>th</sup> Street:**

- Spoke in support of the proposed application; and,
- Opined that the proposed cannabis store is in a convenient location.

**4.9. Mr. Corrie Kost, SPEAKING FOR A SECOND TIME:**

- Questioned if the security camera will be monitoring public property; and,
- Noted that McDonald's is directly across the street from the proposed cannabis store.

In response to a question from Council, the applicant advised that the security camera is at the entrance and back exit of the store and will only monitor who is going in and out of the store.

**4.10. Ms. Richelle Natt, SPEAKING FOR A SECOND TIME:**

- Spoke to the stigma of cannabis; and,
- Noted that cannabis is legal.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the July 14, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)" is returned to Council for further consideration.

**CARRIED**


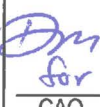
Opposed: Councillor MURI  
(9:15 pm)

**CERTIFIED CORRECT:**

  
Confidential Council Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 20, 2020</u>
<input type="checkbox"/> Other:	Date: _____

  Dept. Manager	 GM/ Director	 for CAO
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## The District of North Vancouver REPORT TO COUNCIL

July 15, 2020  
File: 09.3900.20/000.000

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** Bylaw 8428: Rezoning to Add "Retail Cannabis Store" as a Permitted Use at 1629 Marine Drive

**RECOMMENDATION:**

THAT "District of North Vancouver Rezoning Bylaw 1398 (Bylaw 8428)" is given SECOND and THIRD Readings.

**BACKGROUND:**

Bylaw 8428 received First Reading on February 24, 2020. A Public Hearing for Bylaw 8428 was held and closed on July 14, 2020.

The bylaw is now ready to be considered for Second and Third Readings by Council.

**OPTIONS:**

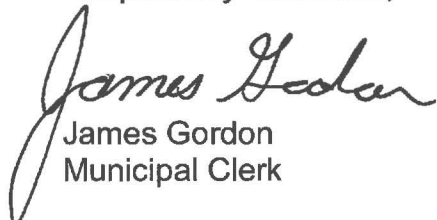
1. Give the bylaw Second and Third Readings;
2. Reject the application with the following resolution:

THAT the application for a Cannabis retail store at 1629 Marine Drive is rejected;

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

3. Debate possible amendments to the bylaw at Second Reading and return Bylaw 8428 to a new Public Hearing if required.

Respectfully submitted,

  
James Gordon  
Municipal Clerk

**SUBJECT: Bylaw 8428: Rezoning to Add “Retail Cannabis Store” as a Permitted Use at 1629 Marine Drive**

July 15, 2020

Page 2

**Attachments:**

- Bylaw 8428
- Public Hearing report – July 14, 2020
- Staff report dated February 6, 2020

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



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

**Bylaw 8428**

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

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

**Citation**

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

**Amendments**

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

010-618-678	1629 Marine Drive	Lions Gate Village Centre and Marine Drive Corridor	Bylaw 8428
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**READ** a first time February 24<sup>th</sup>, 2020

**PUBLIC HEARING** held July 14<sup>th</sup>, 2020

**READ** a second time

**READ** a third time

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

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Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on



**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**Cannabis Retail Store at 1629 Marine Drive  
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Tuesday, July 14, 2020 commencing at 7:07 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

**Present:** Acting Mayor M. Curren, Chair  
Councillor J. Back  
Councillor M. Bond  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Absent:** Mayor M. Little

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Mr. M. Hartford, Section Manager – Development Planning  
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- Council is here to listen to the public, not to debate the merits of the bylaw. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaw which Council has received and which you are welcome to review. This is available online at <https://app.dnv.org/councilsearchnew/>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8428 proposes to amend the District's Zoning Bylaw to add Cannabis Retail Store as a permitted use for the property located at 1629 Marine Drive in the Lions Gate Village and Marine Drive Corridor.

## **3. PRESENTATION BY STAFF**

Ms. Taylor Jenks, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Jenks advised that:

- The site is located mid-block between Tatlow Avenue and Bowser Avenue on the south side of Marine Drive;
- The proposed cannabis retail store is to be located in an existing retail space within a single-storey commercial building on the property;

- The remainder of the block face is comprised of commercial retail spaces to the east and west and an existing auto dealership to the north across Marine Drive;
- Surrounding properties include a new multi-family development to the south;
- The site is zoned Marine Drive Commercial Zone (C9) which permits the Cannabis Retail Store use when listed for a particular property in Section 405B (1) of the Zoning Bylaw;
- The entrance to the proposed cannabis retail store can be accessed from the sidewalk along the south side of Marine Drive;
- The site has no existing on-site parking and is considered legally non-conforming for retail use;
- There is an existing easement along the south side of the property that allows for vehicle access to the rear of the property but this can be used only for deliveries, not for parking;
- If the text amendment is approved, new signage is proposed to be installed on the north elevation facing Marine Drive;
- The proposal has been reviewed relative to Council's Non-medical Retail Cannabis Policy and it generally complies;
- The proposal meets key locational guidelines as the site is zoned to permit a liquor store and the site is more than 200 metres from any school;
- The Cannabis policy also reviews applications with regard to other criteria including parking, access, exterior design and operating hours;
- The site is not compliant with the Cannabis Policy as sufficient parking is not provided on-site as the Zoning Bylaw would normally require three parking spaces for a retail outlet of this size;
- Upon receipt of the application, three hundred and twenty eight notices were sent to neighbours within approximately a 100m (328 ft.) radius and a sign was placed on the property in accordance with the District's notification policy;
- Input has been received in response to the notification made at the time the application was received, as well as in response to notification for tonight's hearing;
- Comments of concern include:
  - Proximity to Norgate Park and field facility;
  - Potential to contribute to loitering and crime in the neighbourhood; and,
  - Parking and traffic safety concerns;
- Positive comments received include:
  - It will contribute positively to the local economy; and,
  - It will increase access to cannabis products for North Shore residents.

### **3. PRESENTATION BY APPLICANT**

#### **3.1. Mr. Chad Cole, Donnelly Hospitality Group:**

- Provided history and context of the proposed Cannabis Store;
- Advised that products will be sold in a safe and secure environment;
- Opined that the proposed cannabis retail store is located in a suitable area;
- Commented that the applicant will have no challenges obtaining approval from the Province for the proposed Cannabis Retail store licence at 1629 Marine Drive given their current 5 approved licenses in BC;

- Advised that each location has site specific security protocols in place at a store level to ensure the safety of every guest and the surrounding community;
- Noted that every staff member has obtained their certification from the provincial government and continues to maintain and train with the ever changing regulations;
- Commented that minors are never permitted within the store even if accompanied by an adult;
- Commented that eco-friendly transportation is encouraged;
- Noted that there are numerous transit options available to the establishment; and,
- Noted that consideration will be given to possible noise impacts on neighbours and necessary steps will be taken to address these impacts should they occur.

#### **4. REPRESENTATIONS FROM THE PUBLIC**

##### **4.1. Mr. Corrie Kost, 2800 Block Colwood Drive:**

- Commented that opaque storefront is no longer an explicit provincial requirement;
- Expressed concern that the majority of public input was not in support of the application;
- Urged that the staff report have the exact distance from the closest school; and,
- Suggested that sufficient accessible space be made available.

In response to a question by Council, staff advised that since this application was submitted, the provincial requirement for exterior store design has changed, and an opaque storefront is no longer an explicit provincial requirement.

The applicant advised that products will not be visible from the outside of the store.

##### **4.2. Mr. Corrie Kost, SPEAKING A SECOND TIME:**

- Expressed concern that not all residents have internet capability and can no longer participate in the local democratic process;
- Suggested that residents were not sufficiently notified of the changes made by the Province; and,
- Questioned what powers local governments have to close or modify the sales of their products if it is later determined that recreational use is considered harmful.

##### **4.3. Ms. Kimberly Kulek, 800 Block Prospect Avenue:**

- Spoke in support of the proposed application; and,
- Advised that she spoke to the hearing for 1629 Marine, but referenced that her comments were for 1199 Marine Drive.

##### **4.4. Mr. Peter Teevan, 1900 Block Indian River Crescent:**

- Commented that parking is an issue on Marine Drive; and,
- Noted that this application is not in a Town Centre.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor HANSON**  
**SECONDED by Councillor BACK**

THAT the July 14, 2020 Public Hearing is closed;

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

**CARRIED**

Opposed: Councillor MURI  
(8:22 pm)

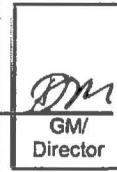
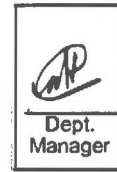
**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB. 24 2020</u>
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver

### REPORT TO COUNCIL

February 6, 2020  
File: 08.3060.20/060.19

**AUTHOR:** Taylor Jenks, Planning Assistant

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

#### RECOMMENDATION

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

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

#### REASON FOR REPORT

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

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

As the property was the second referral to be received by the District of North Vancouver for consideration in this key growth centre and there is no parking available on-site, staff recommend that the application be rejected. Bylaw 8428 is however available for Council's consideration, should they wish to grant First Reading, and refer the bylaw to a Public Hearing.



## SUMMARY

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

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

## EXISTING POLICY

### Official Community Plan

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

### Zoning

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



## ANALYSIS

### Site and Surrounding Area

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

Non-medical Retail Cannabis Policy

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

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





*Proposed Exterior Design and Signage*

### Concurrence

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

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

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

### Public Input

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

Positive comments received include:

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

Comments noting concern include:

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

#### Implementation

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

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

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

#### **CONCLUSION**

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

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

**OPTIONS**

The following options are available for Council's consideration:

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

Respectfully submitted,



Taylor Jenks

Development Planning

Attachments:

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

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

February 6, 2020

Page 7

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

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

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

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

**Citation**

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

**Amendments**

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

010-618-678	1629 Marine Drive	Lions Gate Village Centre and Marine Drive Corridor	Bylaw 8428
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**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

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

---

Municipal Clerk

**APPROVED** by the Ministry of Transportation and Infrastructure on

**ADOPTED**

---

Mayor

---

Municipal Clerk

Certified a true copy

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Municipal Clerk



## The Corporation of the District of North Vancouver

**CORPORATE POLICY**

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

**POLICY**

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

Policy approved on: July 22, 2019

Policy amended on: October 7, 2019

**PROCEDURE**

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

**DEFINITIONS**

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

**"District"** means the District of North Vancouver.

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

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

**REASON FOR POLICY**

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

## **PREAMBLE**

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

## **APPLICATION**

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

## **LOCATIONAL GUIDELINES**

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

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

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

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

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

## **OTHER EVALUATION CRITERIA**

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

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

## **NON-MEDICAL CANNABIS APPROVAL PROCESS**

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

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

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

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

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

## **PUBLIC CONSULTATION**

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

## **CONDITIONS OF REZONING**

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

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

## **SMOKING REGULATIONS SIGNAGE**

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

## **COUNCIL DISCRETION**

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

## **AUTHORITY TO ACT**

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



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ATTACHMENT C

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

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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

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[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](mailto:JenksT@dnv.org)  
Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** November 22, 2019 5:59 PM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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](mailto: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

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[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

---

**Taylor Jenks**  
*Planning Assistant*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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 must re-zoning of this area will not be approved.

[REDACTED]





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] [REDACTED]

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

---

[REDACTED]

Taylor Jenks  
Planning Assistant

355 West Queens Road  
North Vancouver, BC V7N 4N5

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

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

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

Hi,

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

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

[REDACTED] Having a cannabis store in our neighbourhood;

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

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

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

[REDACTED]

Sent from my iPhone

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

---

[REDACTED]

[REDACTED]

[REDACTED]

Taylor Jenks  
Planning Assistant

355 West Queens Road  
North Vancouver, BC V7N 4N5

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

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

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

Yes to the cannabis store.

Sent from my iPhone

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

---

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

Greetings Taylor Jenks,

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

Please keep me informed on this process.

Thank you,

[REDACTED]

Sent from sassy Siri's abode

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

---

[REDACTED]

[REDACTED]

[REDACTED]

Taylor Jenks  
Planning Assistant

355 West Queens Road  
North Vancouver, BC V7N 4N5

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

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

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

Hello.

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

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

Sincerely

[REDACTED]



**To:** Taylor Jenks <[JenksT@dnv.org](mailto:JenksT@dnv.org)>

**Cc:** [REDACTED]

**Subject:** proposed subdivision - 1629 Marine Drive

**Importance:** High

Dear Taylor Jenks,

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

Thank you.

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

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

---

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

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

[REDACTED]

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

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

**Taylor Jenks**  
*Planning Assistant*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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](mailto:JenksT@dnv.org)

Direct: 604-990-2428



**From:** [REDACTED] >  
**Sent:** December 05, 2019 7:51 PM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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](mailto: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,

A black rectangular redaction box covering the signature.

**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

**Original:**



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



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

Dear DNV,

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

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

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

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

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

[REDACTED]

Kind regards,

[REDACTED]

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

---

Dear Taylor,

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

Thanks,  
[REDACTED]

[REDACTED]

Begin forwarded message:

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

Dear Taylor Jenks,

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

Sincerely,  
[REDACTED]

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

---

[REDACTED]

[REDACTED]

**Taylor Jenks**  
*Planning Assistant*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto:JenksT@dnv.org)

Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** December 02, 2019 10:13 AM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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](mailto: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

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>July 20, 2020</u>
<input type="checkbox"/> Other:	Date: _____

Dept. Manager	GM/ Director	CAO
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## The District of North Vancouver REPORT TO COUNCIL

July 15, 2020  
File: 09.3900.20/000.000

**AUTHOR:** James Gordon, Municipal Clerk

**SUBJECT:** Bylaw 8427: Rezoning to Add "Retail Cannabis Store" as a Permitted Use at 1199 Marine Drive

**RECOMMENDATION:**

THAT "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)" is given SECOND and THIRD Readings;

AND THAT "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)" is ADOPTED.

**BACKGROUND:**

Bylaw 8427 received First Reading on February 24, 2020. A Public Hearing for Bylaw 8427 was held and closed on July 14, 2020.

The bylaw is now ready to be considered for Second and Third Readings and Adoption by Council.

**OPTIONS:**

1. Give the bylaw Second and Third Readings and Adopt the bylaw;
2. Reject the application with the following resolution:

THAT the application for a Cannabis retail store at 1199 Marine Drive is rejected;

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

3. Debate possible amendments to the bylaw at Second Reading and return Bylaw 8427 to a new Public Hearing if required.

**SUBJECT: Bylaw 8427: Rezoning to Add "Retail Cannabis Store" as a Permitted Use at 1199 Marine Drive**

July 15, 2020

Page 2

Respectfully submitted,

  
James Gordon  
Municipal Clerk

**Attachments:**

- Bylaw 8427
- Public Hearing report – July 14, 2020
- Staff report dated February 6, 2020

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

## The Corporation of the District of North Vancouver

### Bylaw 8427

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

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

#### **Citation**

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)".

#### **Amendments**

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

011-418-524	1199 Marine Drive	Lions Gate Village Centre and Marine Drive Corridor	Bylaw 8427
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**READ** a first time February 24<sup>th</sup>, 2020

**PUBLIC HEARING** held July 14<sup>th</sup>, 2020

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

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**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

**Cannabis Retail Store at 1199 Marine Drive  
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Tuesday, July 14, 2020 commencing at 8:22 p.m. The meeting was held virtually with participants appearing via video and telephone conference.

**Present:** Acting Mayor M. Curren, Chair  
Councillor J. Back  
Councillor M. Bond  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor L. Muri

**Absent:** Mayor M. Little

**Staff:** Mr. J. Gordon, Manager – Administrative Services  
Mr. M. Hartford, Section Manager – Development Planning  
Ms. S. Dale, Confidential Council Clerk  
Ms. T. Jenks, Development Planner  
Ms. C. Archer, Clerk Typist 3

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**1. OPENING BY THE MAYOR**

Acting Mayor Curren welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

She further noted that this Public Hearing is being convened pursuant to Section 464 of the *Local Government Act* and Ministerial Order M192.

This hearing will be held virtually with all participants, including Council, staff, applicant, signed up speakers and observers all doing so by electronic means.

Public participation in this hearing is being accommodated by speakers having signed up in advance, as stated in the Notice of Hearing, as well as being streamed live over the internet. In addition, those observing over the internet who did not sign up in advance to speak but decide to do so once the hearing is underway, may dial-in via telephone to speak. Information on how to do this will be shared over the live stream once we have exhausted the speakers list of first time speakers.

The electronic means being employed for this hearing allow for effective two-way audio communications while those who have signed up in advance will also receive video of the hearing via the WebEx Events software.

As always, written submissions will be received by the Municipal Clerk, on behalf of, and shared with, Council, at any time up to the time the hearing is closed. These may be submitted to [input@dnv.org](mailto:input@dnv.org)

Therefore, in this manner, all persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions.

Acting Mayor Curren stated that:

- We will first go through the established speakers list. At the end of the speakers list, the Chair may call for any other speakers not on the speakers list – these are the dial-in speakers if any;
- You will have 5 minutes to address Council for a first time. Begin your remarks to Council by stating your name and approximate street address;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute opportunity;
- Any additional presentations will only be allowed at the discretion of the Chair;
- Please do not repeat information from your previous presentations and ensure your comments remain focused on the bylaw under consideration this evening;
- If you have provided a written submission there is no need to read it as it will have already been seen by Council. You may summarize or briefly reiterate the highlights of your submission but ensure your comments pertain to the bylaw under consideration at this hearing;
- Council is here to listen to the public, not to debate the merits of the bylaw. Council may ask clarifying questions;
- The Clerk has a binder containing documents and submissions related to the bylaw which Council has received and which you are welcome to review. This is available online at <https://app.dnv.org/councilsearchnew/>;
- Everyone at the hearing will be provided an opportunity to speak. If necessary, we will continue the hearing on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the hearing; or, Council may close the hearing after which Council should not receive further new information from the public; and,
- This hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8427 proposes to amend the District's Zoning Bylaw to add Cannabis Retail Store as a permitted use for the property located at 1199 Marine Drive in the Lions Gate Village and Marine Drive Corridor.

## **3. PRESENTATION BY STAFF**

Ms. Taylor Jenks, Development Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Jenks advised that:

- The proposed site is located at the southeast corner of Marine Drive and Pemberton Avenue with frontage on Marine Drive;
- The subject site contains a single-storey commercial building comprised of two units;
- The cannabis retail store is proposed in the western unit in an existing retail space, while a restaurant (Jade Garden) currently occupies the eastern unit;

- Surrounding properties include a mixed-use commercial/residential development to the east; a restaurant to the west beyond Pemberton avenue; commercial and childcare uses to the south; and a gas bar to the north, beyond Marine Drive;
- The site is zoned Marine Drive Commercial Zone (C9) which permits Cannabis Retail Store when that use is listed in the table found in Section 405B (1) of the Zoning Bylaw;
- Existing vehicle access is provided by two driveways from Marine Drive and Pemberton Avenue as well as a lane from West 16<sup>th</sup> Street, to a surface parking lot at the south and east side of the building;
- The front entrance to the proposed cannabis retail store is from the sidewalk at the corner of Marine Drive and Pemberton Avenue and the front entrance can also be accessed from the parking lot;
- If the text amendment is approved, new signage is proposed to be installed on the north, west and south elevations;
- The proposal has been reviewed relative to the District's Non-medical Retail Cannabis Policy and has been found to comply;
- The proposal meets key locational guidelines as the site is zoned to permit a liquor store and the site is more than 200m from any school;
- The Cannabis Policy also provides for review of applications in regards to other criteria such as parking, access, exterior design and operating hours;
- It is noted that since this application was submitted, the provincial requirement for exterior store design has changed, and an opaque storefront is no longer an explicit provincial requirement;
- Upon receipt of the application, five hundred and ninety-seven notices were distributed to neighbours within approximately a 100 m (328 ft.) radius, and two signs were placed on the property frontages in accordance with the District's Notification Policy;
- Input has been received in response to the notification made at the time the application was received, as well as in response to notification for tonight's hearing;
- Comments of concern include:
  - Proximity to nearby childcare facilities;
  - Perceived negative effects on neighbourhood safety;
  - And general concerns with cannabis use and legalization; and,
- There was general support for legalization and for the provincial and municipal regulations that have been put in place.

### **3. PRESENTATION BY APPLICANT**

#### **3.1. Mr. Jeff Thompson, Budhouse:**

- Advised that Budhouse is currently operating five provincially licensed cannabis retail shops in BC;
- Provided an overview of the design of the proposed cannabis store;
- Noted that security measures have been taken;
- Noted that all products are purchased through the liquor and cannabis regulation branch and are Health Canada Certified;
- Opined that the proposed cannabis retail store is located in a suitable area and sufficient parking will be provided; and,

- Opined that the proposed application has a discreet sign frontage.

#### 4. REPRESENTATIONS FROM THE PUBLIC

##### 4.1. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Spoke to the addiction rate of various drugs;
- Commented that quality control and accurate ingredient labelling for cannabis products is still highly problematic;
- Opined that sufficient surface parking is provided;
- Recommended that this application be rejected; and,
- Encouraged Council to listen to the concerns of the local community.

##### 4.2. Jasmine 1200 Block West 16<sup>th</sup> Street:

- Spoke in support of the proposed location.

##### 4.3. Ms. Karen Fruitman, Langley:

- Spoke to the licencing process;
- Advised that the applicant has strict protocols in place and additional measures to control patrons;
- Spoke to the proximity to the daycare and noted that cannabis products cannot be seen from the outside of the store;
- Advised that employees are required to complete a workers security screening test; and,
- Noted that security measures have been taken.

##### 4.4. Ms. Richelle Natt, 3200 Block Mt. Seymour Parkway:

- Spoke in support of the proposed cannabis retail store;
- Noted that cannabis products cannot be seen from the outside of the stores;
- Noted that children will not be allowed in cannabis stores;
- Commented that the front and rear entrances are not visible to the daycare; and,
- Noted that this is a highly regulated industry.

##### 4.5. Mr. Laura Quiroz, 1100 Block West 16<sup>th</sup> Street:

- Expressed concern that the proposed cannabis store is in close proximity to two nearby daycare facilities.

In response to a question by Council, the applicant advised that they are currently operating five provincially licensed cannabis retail shops in BC including Armstrong, Trail, Castlegar, Oliver and Lumby.

In response to a question by Council, staff advised that since this application was submitted, the provincial requirement for exterior store design has changed, and an opaque storefront is no longer an explicit provincial requirement. Staff further advised that there is a requirement that cannabis products can not be seen from outside the store.

**4.6. Cynthia, 1182 Block West 16<sup>th</sup> Street:**

- Spoke in opposition to the proposed bylaw amendment;
- Expressed concern with the close proximity to the daycare facilities; and,
- Expressed concern with the smell of cannabis.

**4.7. Mr. Luke Smeaton, 1182 Block 16<sup>th</sup> West Street:**

- Expressed concern with traffic and parking issues.

**4.8. Ms. Sarah Williams, 1200 Block West 16<sup>th</sup> Street:**

- Spoke in support of the proposed application; and,
- Opined that the proposed cannabis store is in a convenient location.

**4.9. Mr. Corrie Kost, SPEAKING FOR A SECOND TIME:**

- Questioned if the security camera will be monitoring public property; and,
- Noted that McDonald's is directly across the street from the proposed cannabis store.

In response to a question from Council, the applicant advised that the security camera is at the entrance and back exit of the store and will only monitor who is going in and out of the store.

**4.10. Ms. Richelle Natt, SPEAKING FOR A SECOND TIME:**

- Spoke to the stigma of cannabis; and,
- Noted that cannabis is legal.

**5. COUNCIL RESOLUTION**

**MOVED by Councillor BOND**

**SECONDED by Councillor HANSON**

THAT the July 14, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)" is returned to Council for further consideration.

**CARRIED**

Opposed: Councillor MURI  
(9:15 pm)

**CERTIFIED CORRECT:**

  
\_\_\_\_\_  
Confidential Council Clerk






## AGENDA INFORMATION

☒ Regular Meeting  
☐ Other:

Date: FEB. 24, 2020  
 Date: \_\_\_\_\_

  
 Dept.  
 Manager

  
 GM/  
 Director

  
 CAO

## The District of North Vancouver REPORT TO COUNCIL

February 6, 2020  
 File: 08.3060.20/056.19

**AUTHOR:** Taylor Jenks, Planning Assistant

**SUBJECT:** Text Amendment to add "Cannabis Retail Store" at 1199 Marine Drive (Bylaw 8427)

### RECOMMENDATION

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

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

### REASON FOR REPORT

Budhouse (1201828 BC Ltd.) has applied on behalf of the owner of the property, Future World Holdings Ltd., to amend the Zoning Bylaw to add "Cannabis Retail Store" as a permitted use for the property located at 1199 Marine Drive.

Implementation of the proposed amendment requires Council's consideration of Bylaw 8427 to amend Section 405B (1) of the Zoning Bylaw to allow a cannabis retail store as a permitted use at this location.

The Rezoning Bylaw is recommended for introduction and referral to a Public Hearing.



## SUMMARY

An application has been submitted to the District of North Vancouver for a text amendment to add “Cannabis Retail Store” as a permitted use for the property located at 1199 Marine Drive. The subject property is currently improved with a single-storey commercial building zoned for commercial use.

Prior to the issuance of a cannabis retail store licence, the Provincial Liquor and Cannabis Regulation Branch (LCRB) requires confirmation of a positive recommendation from the District of North Vancouver. If Bylaw 8427 is adopted, the District will forward to the LCRB an indication of Council’s support for a cannabis retail store licence for this property.

## EXISTING POLICY

### Official Community Plan

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

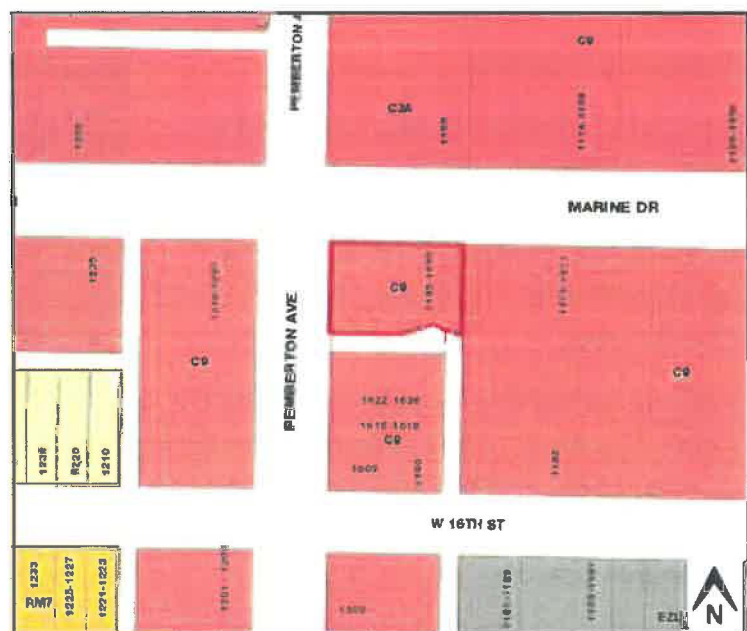
### Zoning

The subject property is zoned “Marine Drive Commercial Zone” (C9). The C9 zone permits the “Cannabis Retail Store” use when the subject property is included on the table in Section 405B (1) of the Zoning Bylaw. Bylaw 8427 (Attachment A) proposes to amend Section 405B (1) by adding 1199 Marine Drive to the table of properties permitting one cannabis retail store.

## ANALYSIS

### Site and Surrounding Area

The proposed cannabis retail store is to be located in an existing retail space within a single-storey commercial building on the property at 1199 Marine Drive. The property is located at the southeast corner of Marine Drive and Pemberton Avenue. Surrounding properties include a mixed-use commercial/residential development to the east; a restaurant to the west beyond Pemberton; commercial and childcare uses to the south; and a gas bar to the north, beyond Marine Drive.





The subject site contains a multi-tenant building comprised of two units. The cannabis retail store is proposed in the western unit and a restaurant (Jade Garden), currently occupies the eastern unit.

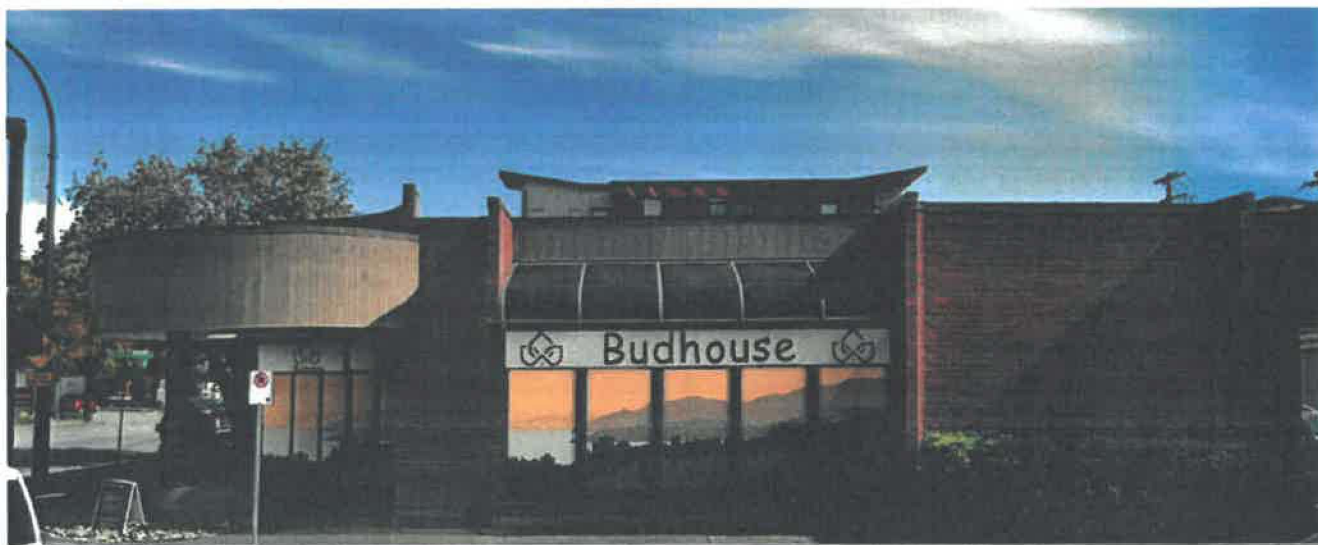
**Non-medical Retail Cannabis Policy**

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

<b>Locational Guidelines</b>	
Site is zoned to permit a liquor store	Complies
Located at least 200 m from any school	Complies
Does not exceed a maximum of one business per OCP key growth centre	Site located within the Lions Gate Village and Marine Drive Corridor; no cannabis retail stores currently exist in this centre. The subject proposal was the third LCRB referral to be received within this growth centre. Compliance with this guideline will be informed by Council’s decision on the other rezoning applications in the Lions Gate Village and Marine Drive Corridor (1074 Marine Drive and 1629 Marine Drive).
Complies with all Provincial Cannabis Licensing Regulations	Security plan provided to satisfy provincial and federal legislative requirements. Confirmation of compliance and issuance of a licence by the LCRB will be required should the rezoning be approved by Council.
<b>Other Evaluation Criteria</b>	
Access for vehicles, potential traffic impacts and parking availability	Access is provided from Marine Drive as well as via a rear lane from Pemberton Avenue. On-site parking exceeds the minimum 17 spaces required.
Access for pedestrians and cyclists	Excellent access for pedestrians, cyclists, and patrons using alternate modes of transportation. Site is located on a RapidBus route with a stop directly in front of the building.
Store layout that does not accommodate sampling	Complies
A proposed exterior design that is consistent with all applicable design guidelines and that complies with provincial requirements	No major façade changes are proposed. Window coverings in a graphic tree pattern are proposed, in compliance with provincial screening requirements.
Signage in accordance with the District of North Vancouver Sign Bylaw	Proposed signage is generally consistent with the Sign Bylaw. A sign permit will be required prior to installation of any signs.
Operating hours that do not exceed 9 am – 9 pm	Complies



*Proposed North Elevation*



*Proposed West Elevation*

### Concurrence

The project has been reviewed by staff from the Building, Engineering, Property Use, Community Planning and Fire Departments. No concerns have been raised.

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

The LCRB Senior Licensing Analyst has advised that the LCRB has not yet completed their suitability assessment as required by the *Cannabis Control and Licensing Act*. A completed suitability assessment will be required prior to adoption of Bylaw 8427.

### Public Input

Notices were distributed to neighbours within a 100 m (328 ft.) radius of the subject property and a sign was placed on the property in accordance with the District's policy on "Non-Statutory Public Consultation for Development Applications." A total of 597 notices were sent and 49 responses were received. Of these responses, 2 are in support, 46 are in opposition, and one is neutral.

Positive comments received include:

- Cannabis and the cannabis shops are less disruptive than alcohol and the regulations put in place should be trusted;
- As long as the federal and municipal regulations are followed there should be no problems.

Comments of concern include:

- Proximity to two nearby daycares within 50 metres and the potential for exposure of children to cannabis use, second hand smoke, and remnants of products;
- The normalization of a potentially dangerous habit for youth;
- Impacts of traffic and odour in the residential neighbourhood;
- Increase in undesirable patrons and criminal activity in neighbouring areas especially in the lane behind the daycare;
- Concern with potential impact to property values and development in the area;
- Concern with exposure to at-risk community members and those suffering with addiction; and
- General opposition to the legalization of cannabis.

### Implementation

Implementation of this proposal will require a text amendment to the Zoning Bylaw to allow for a cannabis retail store on the property at 1199 Marine Drive.

Bylaw 8427 (Attachment A) amends Section 405B (1) of the Zoning Bylaw by adding 1199 Marine Drive to the table of properties permitted to have one cannabis retail store.

### **CONCLUSION**

The proposal for a cannabis retail store on the property at 1199 Marine Drive complies with the Cannabis Policy with the potential exception of the number of cannabis stores within a single key growth centre. The Zoning Bylaw text amendment is now ready for Council's consideration.

**OPTIONS**

The following options are available for Council's consideration:

1. Give Bylaw 8427 First Reading and refer Bylaw 8427 to a Public Hearing (staff recommendation); or
2. Return Bylaw 8427 to staff to negotiate changes to the proposal as directed by Council; or
3. Reject the application and inform the Liquor and Cannabis Regulation Branch of this decision.

Respectfully submitted,



Taylor Jenks

Development Planning

**Attachments:**

- A. Bylaw 8427 – Zoning Bylaw Text Amendment
- B. Non-medical Retail Cannabis Policy
- C. Public Input

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

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

**Bylaw 8427**

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

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

**Citation**

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1397 (Bylaw 8427)".

**Amendments**

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

011-418-524	1199 Marine Drive	Lions Gate Village Centre and Marine Drive Corridor	Bylaw 8427
-------------	-------------------	---	------------

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

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Municipal Clerk





## The Corporation of the District of North Vancouver

### CORPORATE POLICY

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

#### POLICY

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

Policy approved on: July 22, 2019

Policy amended on: October 7, 2019

#### PROCEDURE

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

#### DEFINITIONS

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

**"District"** means the District of North Vancouver.

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

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

#### REASON FOR POLICY

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

## **PREAMBLE**

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

## **APPLICATION**

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

## **LOCATIONAL GUIDELINES**

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

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

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

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

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

## **OTHER EVALUATION CRITERIA**

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

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

## **NON-MEDICAL CANNABIS APPROVAL PROCESS**

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

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

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

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

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

#### **PUBLIC CONSULTATION**

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

#### **CONDITIONS OF REZONING**

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

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

## **SMOKING REGULATIONS SIGNAGE**

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

## **COUNCIL DISCRETION**

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

## **AUTHORITY TO ACT**

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

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**From:** [REDACTED]  
**To:** [Taylor Jenks](#)  
**Subject:** 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

---

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**

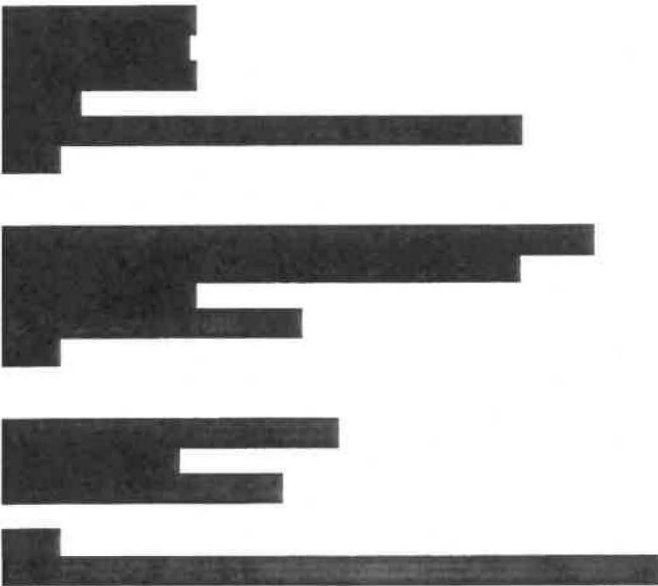
The proposed retail store is located at the corner of Pemberton and Marine Drive. It backs onto a paint store and also a larger space occupied by Smiling Stars Daycare, a family-owned and operated daycare that services the community.

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.



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 black rectangular redaction box covering the signature.

**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,

>

> [REDACTED]

**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](mailto: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]

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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,

A black rectangular redaction box covering the signature.

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

---

[REDACTED]

[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](mailto: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 black rectangular redaction box covering the signature.



**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]

**Taylor Jenks**  
*Planning Assistant*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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

A small, solid black rectangular box used to redact a signature.

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

---

[REDACTED]

[REDACTED]

[REDACTED]

Thank you,  
**Taylor Jenks**  
*Planning Assistant*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto:JenksT@dnv.org)

Direct: 604-990-2428



From: [REDACTED]  
Sent: November 21, 2019 12:32 PM  
To: Taylor Jenks <[JenksT@dnv.org](mailto: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*

**DISTRICT OF  
NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto:JenksT@dnv.org)

Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** November 29, 2019 12:53 PM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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]  
[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](mailto:JenksT@dnv.org)

Direct: 604-990-2428



From: [REDACTED]  
Sent: November 21, 2019 11:41 AM  
To: Taylor Jenks <[JenksT@dnv.org](mailto: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*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto:JenksT@dnv.org)  
Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** November 22, 2019 12:06 PM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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](mailto:jenny@natlandhomes.com). Thank you.

Warmly Regards,


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*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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 Retail Store 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 discuss this issue with my colleagues and they tell me the Cannabis is potentially kind of an entry (door opener) for some serious drug issues. And I do want the environment where my child grown up can be more suitable for "Normal Lives".

In my opinion, I think this kind of store should be located to some less people area like the tax free tobacco stores. The people who need the cannabis can find the proper transportation 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*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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*

**DISTRICT OF  
NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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,

A black rectangular box redacting the signature of the sender.

**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]

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]

>

> 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](mailto: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 ideal, 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: Notice of Application for Cannabis Retail Store - 1199 Marine Drive  
**Date:** December 02, 2019 9:09:00 AM

---

[REDACTED]

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

**Taylor Jenks**  
*Planning Assistant*

  
**DISTRICT OF  
NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto:JenksT@dnv.org)  
Direct: 604-990-2428



**From:** [REDACTED] >  
**Sent:** November 29, 2019 10:17 PM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto:JenksT@dnv.org)>  
**Subject:** Notice of Application for Cannabis Retail Store - 1199 Marine Drive

Hi Taylor,  
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. Please kindly consider this factor when you make the decision.  
Thank you.

[REDACTED]

**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*

**DISTRICT OF  
NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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

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[REDACTED]

[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](mailto:JenksT@dnv.org)  
Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** November 28, 2019 9:19 PM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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]

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]

\_\_\_\_\_

[REDACTED]

**Taylor Jenks**  
*Planning Assistant*

355 West Queens Road  
North Vancouver, BC V7N 4N5

Direct: 604-990-2428



Dear DNV,

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 effects children and adolescents and their developing brains. Frankly I don't think it is appropriate having these shops so near a family neighbourhood and wonder if normalizing cannabis use, such as seeing (two!) cannabis retail stores in our immediate area effects the age which they start experimenting and also their access to it.

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

For these reasons, I and ask that the District reject both applications so near Norgate elementary school.

Kind regards,

[REDACTED]

**Sent:** November 22, 2019 12:33 PM

**To:** Taylor Jenks <JenksT@dhv.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*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto:JenksT@dnv.org)

Direct: 604-990-2428

[REDACTED]

**From:** [REDACTED]  
**Sent:** November 29, 2019 10:03 AM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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](mailto: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*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto:JenksT@dnv.org)

Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** November 30, 2019 7:49 PM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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. [REDACTED]

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,  
[REDACTED]

**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]

Thank you,

**Taylor Jenks**  
*Planning Assistant*

**DISTRICT OF  
NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[JenksT@dnv.org](mailto: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](mailto: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*

DISTRICT OF  
**NORTH  
VANCOUVER**

355 West Queens Road  
North Vancouver, BC V7N 4N5

[jenksT@dnv.org](mailto:jenksT@dnv.org)

Direct: 604-990-2428



**From:** [REDACTED]  
**Sent:** December 02, 2019 10:13 AM  
**To:** Taylor Jenks <[JenksT@dnv.org](mailto: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](mailto:jenksT@dnv.org)> wrote:

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

Neighbourhood

- Wouldn't contribute positively to the neighbourhood, not the greatest clientele
- Would in fact consider moving if the application went through

\_\_\_\_\_

- Concern with Daycare In the area
- Concerned that not everyone has a chance to respond to public notification

\_\_\_\_\_

- [REDACTED] which is for kids aged 8 months to 5 years.
- They go for a walk nearly every day and concerned the kids would be exposed

- Neighbour

- Daughter goes to the daycare, [REDACTED] is concerned with potentially attracting strangers to the neighbourhood

Neighbour

- Kids go to the daycare, and there is concern with people smoking nearby