

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**Cannabis Retail Store at 1520 Barrow Street
Zoning Bylaw Amendment**

REPORT of the Public Hearing held on Monday, July 27, 2020 commencing at 6:00 p.m. The hearing was held virtually with participants appearing via video and telephone conference.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson

Absent: Councillor L. Muri

Staff: Mr. A. Wardell, Acting Chief Administrative Officer
Mr. J. Gordon, Manager – Administrative Services
Mr. M. Hartford, Section Manager – Development Planning
Ms. S. Dale, Confidential Council Clerk
Ms. A. Bellwood, Development Planner
Ms. C. Archer, Clerk Typist 3

1. OPENING BY THE MAYOR

Mayor Little 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.

He 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

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.

Mayor Little 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 8419 proposes to amend the District's Zoning Bylaw to add Cannabis Retail Store as a permitted use for the property located at 1520 Barrow Street in the Lynn Creek Town Centre.

3. PRESENTATION BY STAFF

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

- The proposed site is located mid-block east of Mountain Highway and fronts Barrow Street to the south and Main Street to the north;
- The site is located immediately west of the south-bound on-ramp to the Ironworkers Memorial Bridge;
- Surrounding properties include a commercial use car wash to the west, a temporary heavy machinery use on a light industrial property to the east, a light industrial development to the south and commercial uses to the north across Main Street;
- The cannabis retail store would be located in a vacant ground floor retail space on the east side of the existing two-storey commercial building;
- The site is zoned General Commercial Zone 2 (C2) which permits the Cannabis Retail Store use, when a site is listed in the table in Section 405B (1) of the Zoning Bylaw;
- Bylaw 8419 proposes to add this site to the list of properties permitted to have one cannabis retail store;
- Vehicle access is available through two driveways from Barrow Street to an existing surface parking lot at the rear of the building;
- The front entrance to the proposed cannabis retail store is accessed through a walkway through the building that can be accessed from the rear parking lot or the sidewalk on Main Street;
- If the text amendment is approved, new signage is proposed to be installed on the north and south elevations and a sign permit will be required prior to installation;
- The proposal has been reviewed relative to the Districts Non-medical Retail Cannabis Policy and has been found to comply as the site is zoned to permit a liquor store and the site is more than 200 meters from any school;
- The cannabis policy also provides for review applications with regard to other criteria including parking, access, exterior design and operating hours;
- Since this application was submitted, the provincial requirements for exterior store design has changed, and opaque window coverings are no longer an explicit provincial requirement;
- Upon receipt of the application, notices were distributed to neighbours within a 100 meter (328 ft.) radius of the property and signs were placed on the north and south property frontages in accordance with District's Notification Policy;
- Some of the key concerns raised included:
 - Potential for sales to minors;
 - Impacts on the neighbourhood and concern regarding prevalence liquor establishments in the area; and,
 - General concerns regarding the legalization of cannabis and the health impacts of cannabis use;
- Positive comments received included:
 - That small businesses should be supported with the recent legislative changes regarding the sale of cannabis; and,
 - That the proposed cannabis retail store would be a good addition to the neighbourhood.

4. PRESENTATION BY APPLICANT

4.1. Mr. Andrew Priatel, Owner:

- Provided history and context of the proposed Cannabis Store.

4.2. Mr. Armanzhan Ayan, Manager:

- Noted that security measures have been taken;
- Opined that the proposed cannabis retail store is located in a suitable area and sufficient parking will be provided;
- Spoke to the close proximity to Phibbs Exchange; and,
- Opined that the proposed application has a discreet sign frontage.

5. REPRESENTATIONS FROM THE PUBLIC

5.1. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Expressed concern that the current public hearing process does not allow for inclusivity due to technical issues, lack of comprehensive notification and the public hearing being held during the summer break period;
- Opined that sufficient surface parking is provided; and,
- Spoke in support of the proposed bylaw.

In response to a question from Council, staff advised that should the applicant submit a new application to the Province for a different site, it will be considered a new application and would require a Public Hearing.

In response to a question from Council, staff advised that on-site bicycle parking is available and it exceeds the requirement of the Zoning Bylaw. The applicant further advised that the use of bicycle parking can be monitored and additional spots can be added if there is demand.

6. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor CURREN

THAT the July 27, 2020 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1392 (Bylaw 8419)" is returned to Council for further consideration.

CARRIED
(6:34 pm)

CERTIFIED CORRECT:



Confidential Council Clerk