
From: [REDACTED]
Sent: May 14, 2021 6:03 PM
To: Daniel Broderick
Subject: 1461 Marine Drive

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

What an excellent idea to have a cannabis retail store in the neighbourhood. I will be certain to check it out.

From: [REDACTED]
Sent: May 14, 2021 1:38 PM
To: Daniel Broderick
Subject: 1461 Marine Drive

Categories: Support

Hi,
I would like to approve of the application for a cannabis retail store at 1461 Marine Drive. There is adequate parking. None of the surrounding businesses are primarily for minors. It is an ideal location for such a business.

From: [REDACTED]
Sent: May 14, 2021 6:10 PM
To: Daniel Broderick
Subject: rezoning proposal

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Support

I am delighted with the prospect of a cannabis retail store within walking distance of my home. I will make sure to visit it when it is open for business.

From: [REDACTED] >
Sent: May 17, 2021 9:12 PM
To: Daniel Broderick
Subject: Amendment to zoning

Categories: Support

Dear Mr. Broderick

[REDACTED].

We are thrilled to possibly have a cannabis retail store so near to us.

It's about time. Cannabis was legalized a long time ago and many smaller communities have managed to sort out the issues a lot faster.

So I hope the zoning change is approved.

Please let me know if there is a public hearing.

Yours

[REDACTED]

From: [REDACTED]
Sent: May 21, 2021 8:38 AM
To: Daniel Broderick
Subject: Re: Notice of Application for Cannabis Retail Store - 1461 Marine Drive
Categories: Support

Hi Daniel!

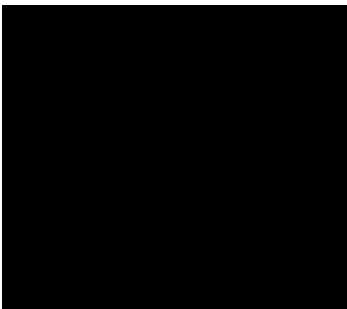
I received your letter concerning the Cannabis Retail Store at 1461 Marine Drive. I live in the neighborhood [REDACTED] and I wanted to express my enthusiastic support for this store moving in! As an avid cannabis user, I have found it inconvenient to have to travel outside my neighborhood to purchase cannabis products, and I believe this is a wonderful step forward in improving the diversity and services of our neighborhood.

Although this is a recreational-cannabis retail space, my experience with Cannabis as many of my neighbors and friends would agree, has been medicinal in helping calm anxiety and aid in curing my depression. I prefer using cannabis than taking traditional medication as it agrees better with my body's physical and mental health.

[REDACTED] and I feel the stigma around Cannabis should be continuously questioned now that I have experienced it in such a positive way.

I'm not sure how the majority of my neighbors will feel about this shop, but I hope they will consider the range of people that would benefit from it!

Thank you so much for your work and I am looking forward to hearing more about this! I am more than happy to provide more details about my experience or even speak on this subject if needed.



From: [REDACTED]
Sent: May 26, 2021 8:14 AM
To: Daniel Broderick
Subject: 1461 Marine Drive

Categories: Support

Hello Daniel,

You asked for feedback in regards to cannabis retail store - 1461 Marine Drive.

I live [REDACTED] [REDACTED] [REDACTED] shop at meridian foods almost every day.

I believe this is a suitable location for a cannabis store, as there are no residential suites that would be affected, there is ample parking and we could use more retail presence in the neighborhood.

Thank You.

[REDACTED]

From: [REDACTED]
Sent: May 30, 2021 1:45 PM
To: Daniel Broderick
Subject: Feedback - Cannabis Retail - 1461 Marine Dr.

Categories: Support

Hi Daniel,

I'm writing on behalf of [REDACTED]

We are both in support of this application. We think this is a good location for the store with plenty of parking.

[REDACTED]

From: [REDACTED]
Sent: May 15, 2021 10:35 AM
To: Daniel Broderick
Subject: file 08.3060.20/006.21 case PLN2021-00006

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Opposed

regarding the rezoning application for 1461 Marine Dr.

i am dead against a cannabis Retail store in any residential neighborhood and strongly apposed this application. I am in an industry where I work in residential areas all over the lower mainland and one common characteristic I see at and around cannabis retail stores is loitering cannabis users lighting up and smoking their purchases. I have seen both users standing near or walking around the store. I have also witnessed many many times users getting into their cars and smoking a joint before driving, as well as WHILE driving! The odour from these smoked product is extremely offensive and lingers in the air, it also travels a long distance disturbing residents trying to enjoy their yards and homes. Smoking, vaping or eating drugs before and or while driving, does not need to be emphasized as a danger to everyone on the street by me in this letter.

Second point

We have many vehicle break ins in the area. Some may say that it is a stretch to say that the break ins like this are related to the purchase of drugs, but according reports in the news, research has made direct connections between Some drug users and drug purchases. Twice I have had my car windows broken and contents stolen. The feeling of invasion is overwhelming. If only one break in occurs for the purchase of drugs it is too many. How do we prove a break in is for the purchase of drugs? or maybe the district should consider, how do we prove it is not for the purchase of drugs, because that will surely be that assumption of all residents when and every time it happens.

From: [REDACTED]
Sent: May 17, 2021 9:48 AM
To: Daniel Broderick
Subject: Appl for Cannabis Store - 1461 Marine Drive

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Opposed

I'm opposed to this application. I DO NOT WANT a non-medical cannabis store near my home! I pay taxes and it's my right to refuse this. My concerns shouldn't even have to be said - I'm afraid it will increase crime as well as change the atmosphere of this calm and quiet and safe neighborhood. [REDACTED]. Norgate is a very special place as is all of the North Shore. I DO NOT WANT a non-medical cannabis store near my home!!! NO!!!!!!!!!!!!

From: [REDACTED]
Sent: May 17, 2021 11:34 AM
To: Daniel Broderick
Subject: CANABIS RETAIL STORE-1461 MARINE DRIVE

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Opposed

With reference to your notification of May 12, 2021, kindly register our comments that we do NOT consent to the opening of a cannabis store on the said premises.
Regards

From: [REDACTED]
Sent: May 18, 2021 4:13 PM
To: Daniel Broderick
Cc: [REDACTED]
Subject: Re: Response to Notice of Application for Cannabis Retail Store- 1461 Marine Drive
Categories: Opposed

Hello Daniel,

As a co-owner of same property as [REDACTED], I would like to emphasize on same thought and opinion as [REDACTED] stated below .

Thanks and regards,
[REDACTED]

On May 17, 2021, at 4:48 PM, Daniel Broderick <BroderickD@dnv.org> wrote:

Good afternoon [REDACTED]

Thank you for providing comments regarding the application at 1461 Marine Drive. Your comments have been recorded as part of the public input for this application, which will be taken into consideration in the review of the proposal.

If you would like further information regarding the retailing of non-medical cannabis in the District of North Vancouver, please refer to the District's website at the following links:

- [Cannabis sales and consumption | District of North Vancouver \(dnv.org\)](#)
- [Start a non-medical cannabis retail business | District of North Vancouver \(dnv.org\)](#)

If you have any further questions or comments, please let me know.

Kind regards,

Daniel Broderick

Planning Assistant

<image005.jpg>

355 West Queens Road

North Vancouver, BC V7N 4N5

broderickd@dnv.org

Direct: 604-990-3658

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons below:

From: [REDACTED]
Sent: May 17, 2021 11:30 AM
To: Planning <Planning@dnv.org>
Cc: [REDACTED]
Subject: Response to Notice of Application for Cannabis Retail Store- 1461 Marine Drive

Re; Notice of Application for Cannabis Retail Store- 1461 Marine Drive
File: 08.3060.20/006.21
Case: PLN2021-00006

May 17,2021

Hello,

Please be informed that I'm totally against this proposal and OBJECT the application.

We disagree with yet another store coming to our safe neighborhood. I wonder why we are not opening more gyms or places that advertise healthy and safe habits rather than places that not only bring unsafe people to our neighborhood but promote dangerous and unhealthy behaviors for everyone specially youth?

I would be against this until I leave here, and you will never have my consent as a responsible [REDACTED].

Please do something and keep our city safe.

[REDACTED]

From: [REDACTED]
Sent: May 18, 2021 7:43 PM
To: Daniel Broderick
Subject: Notice of Application for Cannabis Retail Store-1461 Marine Drive
Categories: Opposed

Hi Daniel,

We have received a letter pertaining to the above subject and we would like to express our vehement objection to having a cannabis store in this area. Our disapproval stems from the fact that this area is very near residential developments and our experience is that where there are liquor and cannabis stores there is a tendency for crime to become rampant.

Perhaps you are not aware but in this corridor especially the backlanes there are a lot of homeless people taking refuge. They litter profusely and make noises at night when they are already drunk. Putting up a cannabis store we think will only attract strangers and bad elements in our residential neighbourhood. There are a lot of young families in this area that will be affected by this store.

In view of the above we are therefore strongly opposing the said application.

Thank you.

[REDACTED]

From: [REDACTED]
Sent: May 24, 2021 5:58 PM
To: Daniel Broderick
Subject: RE: Notice of Application for Cannabis Retail Store - 1461 Marine Drive

Categories: Opposed

Hello Daniel Broderick,

Many of our neighbours and myself are quite disturbed about the application to open a cannabis retail store. We considered a danger to our health and peace of mind. These stores attract people who are not very considerate of [REDACTED]. We do our walks and go to do our business in that area and if you open a place like that it will bring more traffic and the worse type of people who are not considerate most of them. They will be hanging around our neighbourhood creating more traffic as well. We would have to enclose ourselves all the time being afraid to walk around our peaceful area now. There are schools near by and it is not fair to them either. This is not the neighbourhood to open this type of business. Please protect our rights! there is a reason why a law of protection was made before and now is the best time to keep it in place.

We like the little mall there and I think It will affect the business next to them. People who buy drugs always start smoking around the area and it will really bother all who shop there now. [REDACTED]

Thank you for listening our petition to keep this kind of business away from us.

Have a wonderful day,

[REDACTED]

From: [REDACTED]
Sent: May 31, 2021 10:26 AM
To: Daniel Broderick
Subject: File:08.3060.20/006.21, Case: PLN2021-00006

Categories: Opposed

May 31, 2021

Daniel Broderick
broderickd@dnv.org
District of North Vancouver

Dear Sir,

**Re: File: 08.3060.20/006.21, Case: PLN2021-00006
Cannabis Retail Store – 1461 Marine Drive**

Herewith, I want to vote **against opening a cannabis retail store on the property at 1461 Marine Drive.**

The reason is we already have a lot of cases of theft and vandalization in our neighborhood and we do not want the number to increase.

Our household already has [REDACTED] of vandalization with RCMP that happened in our street within 3 years, and nobody does anything. Our neighbors and I have signed a petition for a streetlight to be installed in our block as this part of our street is so dark at night, it is so dark that you barely can see anything. Even we agreed to pay for any extra cost if a new pole should be installed. I submitted that application with the petition about 4 years ago but still waiting for a response. Every time I followed up; they just forward my email to the Engineering Dept. That is all they do.

Please do not make this situation worse by approving that application to open a cannabis retail store.

Thank you in advance and have a great day.

[REDACTED]

From: [REDACTED]
Sent: June 01, 2021 5:00 PM
To: Daniel Broderick
Subject: Application for Cannabis Retail Store

Categories: Opposed

Dear Mr Broderick, I wish to object to the **Application for Cannabis Retail Store**. Norgate is a family-oriented neighbourhood, with many young children, and not a suitable location for a cannabis store.

I trust prior to your making a definite decision, a general meeting will be held for residents to air their comments.

Thank you.

[REDACTED]

From: [REDACTED]
Sent: June 01, 2021 10:38 PM
To: Daniel Broderick
Subject: Re: Notice of Application for cannabis retail store - 1461 Marine Drive

Categories: Opposed

Mr Daniel Broderick
Development Planning

Dear Mr Broderick

I am curious as to why you plan to introduce a marijuana retail store at 1461 Marine Drive. We, the residents in the area, do not want a cannabis store here, the last application, which was not that long ago, was refused. That particular store was in the 1600 block of Marine Drive.

The reason why I am particularly opposed to where you propose to install this store, there is an animal hospital, there is a Bosley's pet store, the Meridian organic supermarket, the Mooyah burger store and at the far side there is Tim Hortons. Why would you introduce a pot shop into a strip mall that has stores which, in my opinion, fall into a completely different category. The whole atmosphere of this small square could be changed.

Further east on Marine Drive there are several stores selling marijuana products. Are you planning on putting these stores on almost every block along Marine Drive? We have enough crime in this area and do not need to introduce more strangers into our neighbourhood. My other concern, with people smoking these products outside the store, the smoke and smell are not particularly appealing. [REDACTED] I do not wish to inhale any type of smoke.

I do hope you will consider some of my points, I feel quite strongly that the cannabis store at 1461 Marine would be an unfit neighbour in this particular strip mall.

Thank you for your time.
Sincerely

Public Input for Rezoning Text Amendment to permit Cannabis Retail Use at 1461 Marine Drive

Public input provided by phone:

██████ – May 14, 2021

- No concerns with the proposal.

Opposed: ██████ – May 16, 2021

- Concern with the Cannabis application.
- Not comfortable with a Cannabis Store at this location due to the proximity to residential areas and proximity to daycares in the area.

████████████████████ – May 20, 2021

- No objections to the proposal.

Opposed: ████████████████████ – May 27, 2021

- Nearby resident and saw the notification sign on site.
- Not opposed to Cannabis retail specifically, but opposed to the location.
- Indicated that there was a similar retail store years ago for a short period of time along Marine Drive.
 - o There was opposition regarding that one.
 - o This proposal is in close proximity to the one that was open before.
- Indicated proximity to several daycares nearby, including two large daycares, plus several home based daycares. Also, indicated the proximity to schools.
- Would prefer to see this near Capilano Mall, where there is unleased land and more opportunities in commercial oriented areas. There is also a vaping store near Capilano Mall
- Does not suit the demographics in this area as the commercial centre includes variance family-oriented business. This centre is appealing to family based customers, and the proposed cannabis store should be closer to a bar or businesses oriented toward adults.
- Does not think this is the ideal place for the Cannabis retail store.
- Notes that there is residential all around.
- The quick shop model may increase traffic.

████████████████████ – May 28, 2021

- Biggest complaint with Cannabis stores is that they block out the storefront with screening.
- Would prefer to see smaller stores that would have a storefront use to complement the existing quality of retail stores existing in the mall now.
- Notes that it's not possible to see into the store, then don't have it use up a prominent store front.

Public Input for Rezoning Text Amendment to permit Cannabis Retail Use at 1461 Marine Drive

- The cannabis store serve a purpose.
- Also notes that there are 7-8 daycare centres nearby. This might not affect the application but is something to consider.

Support: [REDACTED] – May 28, 2021

- Notes that they area a cannabis user.
- Supports the rezoning application as cannabis is positive for both medicinal and recreational use.

From: [Elham Adolfina Ershad](#)
To: [DNV Input](#)
Cc: [Khashayar Oskoui](#)
Subject: Notice of Application for Cannabis Retail Store- 1461 Marine Drive Bylaw: 8523
Date: November 22, 2021 4:52:32 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re; Notice of Application for Cannabis Retail Store - 1461 Marine Drive (Lions Gate Village Center)

Bylaw: 8523

Case: PLN2021-00006

Nov 22,2021

Hello,

Please be informed that I'm totally against this proposal and OBJECT the application.

We disagree with yet another store coming to our safe neighborhood. I wonder why we are not opening more gyms or places that advertise healthy and safe habits rather than places that not only bring unsafe people to our neighborhood but promote dangerous and unhealthy behaviours for everyone, especially youth?

I would be against this until I leave here, and you will never have my consent as a responsible mother, citizen and home owner (North Vancouver).

Please do something and keep our city safe.

Elham Ershad



From: [Elaine Piovesan](#)
To: [DNV Input](#)
Subject: 1461 Marine Drive
Date: November 23, 2021 10:40:11 AM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I strongly oppose this rezoning to allow a "Cannabis Retail Store" in this area. We have a great "family" neighbourhood which includes the Meridian Market, Tim Horton's, and Pet Smart shops. Also the elementary school is close by and we do not want cannabis users in this area.


Please do not allow our location for this store!

Elaine Piovesan



From: [Kash Oskoui](#)
To: [DNV Input](#)
Cc: [Elham Adolfini Ershad](#)
Subject: Re: Notice of Application for Cannabis Retail Store- 1461 Marine Drive Bylaw: 8523
Date: November 23, 2021 10:57:52 AM

Hello there ,

 I want to add that same concerns I have as Elham mentioned below , I strongly oppose opening a cannabis store in this neighborhood and disagree with subject application.

Thanks and regards,
KHASHAYAR

On Nov 23, 2021, at 10:22 AM, DNV Input <input@dnv.org> wrote:

Good morning,

Thank you for your email. The below has been circulated to council and staff, and added to the public meeting.

Genevieve Lanz
Deputy Municipal Clerk

[<image001.jpg>](#)

355 West Queens Road
North Vancouver, BC V7N 4N5



lanzg@dnv.org
604-990-2212

[<image002.jpg>](#)

[<image003.jpg>](#)

[<image004.jpg>](#)

Get the latest information on the District's response to COVID-19 at [DNV.org/COVID-19](https://dnv.org/COVID-19) or visit our social media channels by clicking the icons above.

From: Elham Adolfini Ershad 
Sent: November 22, 2021 4:52 PM
To: DNV Input <input@dnv.org>
Cc: Khashayar Oskoui 

Subject: Notice of Application for Cannabis Retail Store- 1461 Marine Drive Bylaw: 8523

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re; Notice of Application for Cannabis Retail Store - 1461 Marine Drive (Lions Gate Village Center)
Bylaw: 8523
Case: PLN2021-00006

Nov 22,2021

Hello,

Please be informed that I'm totally against this proposal and OBJECT the application.

We disagree with yet another store coming to our safe neighborhood. I wonder why we are not opening more gyms or places that advertise healthy and safe habits rather than places that not only bring unsafe people to our neighborhood but promote dangerous and unhealthy behaviours for everyone, especially youth?

I would be against this until I leave here, and you will never have my consent as a responsible mother, citizen and home owner (North Vancouver).

Please do something and keep our city safe.

Elham Ershad



From: [Diarmuid](#)
To: [DNV Input](#)
Subject: Bylaw 8523 1461 Marine Drive, NV
Date: November 30, 2021 1:27:49 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the Rezoning By-Law 1410.

Diarmuid O'Dea



From: [REDACTED]
To: [Mayor and Council - DNV; DNV Input](#)
Subject: Tonight's Public Hearing - 1461 Marine Drive
Date: November 30, 2021 5:06:55 PM

CAUTION: This email originated from outside of the DNV. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor & Council,

I won't have much to say on the subject other than the following but please don't take a lack of input to mean tacit approval with the proposal.

What I do have to offer is this: Please remember your principles!

You SAID you would only allow one cannabis store inside each town centre and none outside the town centres – but you did approve Muse in Dollarton which was outside a town centre.

Then you approved a private cannabis store inside the Lower Capilano Town Centre.

Now, this proposal would see a SECOND Cannabis store inside the Lower Capilano Town Centre, and this one GOVERNMENT FUNDED, set up in competition with the private business already approved.

I am extremely averse to setting up government as competition to free enterprise.

As such, I would expect you to weigh heavily the interests and input from the other cannabis shop which you have already approved.

Thank you,

Peter Teevan