

AGENDA

PUBLIC HEARING

Tuesday, November 30, 2021

7:00 p.m.

Council Chamber, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/65345321120>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Mathew Bond

Councillor Megan Curren

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

THIS PAGE LEFT BLANK INTENTIONALLY

PUBLIC HEARING

7:00 p.m.
Tuesday, November 30, 2021
Council Chamber, Municipal Hall,
355 West Queens Road, North Vancouver
Watch at <https://dnvorg.zoom.us/j/65345321120>

AGENDA

1461 Marine Drive
Zoning Bylaw Amendments

1. **OPENING BY THE MAYOR**
2. **INTRODUCTION OF BYLAW BY CLERK**

District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)

Purpose of Bylaw:

Bylaw 8523 proposes to amend the District's Zoning Bylaw by adding "Cannabis Retail Store" as a permitted use for the property located at 1461 Marine Drive in the Lions Gate Village and Marine Drive Corridor.

3. **PRESENTATION BY STAFF**

Presentation: Andrew Norton, Development Planner
4. **PRESENTATION BY APPLICANT**

Presentation: Ryan McKeown, Senior Business Analyst, Corporate Services, BC Liquor Distribution Branch
5. **REPRESENTATIONS FROM THE PUBLIC**
6. **QUESTIONS FROM COUNCIL**
7. **COUNCIL RESOLUTION**

Recommendation:

THAT the November 30, 2021 Public Hearing be closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)" be returned to Council for further consideration.

8. **CLOSING**

THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 8523

A bylaw to amend District of North Vancouver Zoning 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 1410 (Bylaw 8523)”.

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):

009-364-048	1461 Marine Drive	Lions Gate Village Centre and Marine Drive Corridor	Bylaw 8523
-------------	-------------------	---	------------

READ a first time October 18th, 2021

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of “Rezoning Bylaw 1410 (Bylaw 8523)” as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

AGENDA INFORMATION

- Regular Meeting
- Other:

Date: Oct. 18, 2021
 Date: _____

 Dept. Manager	 GM/ Director	 CAO
---	--	--

The District of North Vancouver REPORT TO COUNCIL

September 28, 2021
 File: 08.3060.20/006.21

AUTHOR: Andrew Norton, Development Planner

SUBJECT: Text Amendment to add “Cannabis Retail Store” at 1461 Marine Drive

RECOMMENDATION

THAT “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” is referred to a Public Hearing.

REASON FOR REPORT

The BC Liquor Distribution Branch (LDB) has applied on behalf of the owner of the property, Calido Enterprises Ltd. to amend the Zoning Bylaw to add “Cannabis Retail Store” as a permitted use for the property located at 1461 Marine Drive.

Implementation of the proposed amendment requires Council's consideration of Bylaw 8523 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 1461 Marine Drive. The subject property is a single-storey retail unit located within a shopping centre. The site is currently zoned “Marine Drive Commercial Zone” (C9).

Under the Provincial *Cannabis Control and Licensing Act*, private retail stores require a licence issued by the Provincial Liquor and Cannabis Regulation Branch (LCRB). Public cannabis stores (operated by the province) are authorized under different legislation, and do not require a licence. The LDB which operates public BC Liquor stores is also the operator for public BC Cannabis stores. While the LDB does not require a licence from the LCRB, their operations are formatted to meet or exceed the requirements for private retail cannabis stores under the *Cannabis Control and Licensing Act*. As this proposal is for a public cannabis store, no licence is required but rezoning is still necessary to accommodate the use on this site.

EXISTING POLICY

Official Community Plan

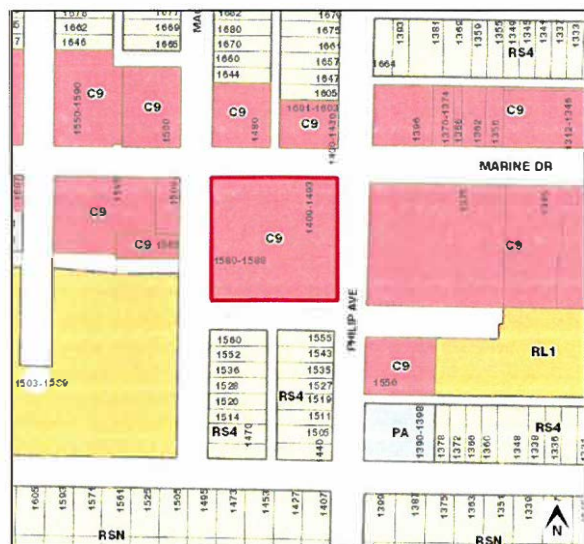
The Official Community Plan (OCP) designates this site as “Commercial Residential Mixed-Use Level 1” (CRMU1) which are areas intended for predominantly general commercial purposes, such as retail, service and office uses, with residential uses above. The proposed use complies with the OCP designation.

Zoning

The subject property is zoned “Marine Drive Commercial Zone” (C9). The C9 Zone permits a “Cannabis Retail Store” use when the subject property is included on the table in Section 405B (1) of the Zoning Bylaw. Bylaw 8523 (Attachment 1) proposes to amend Section 405B (1) by adding 1461 Marine Drive to the table of properties permitting a cannabis retail store.

Non-medical Retail Cannabis Policy

In July of 2019, Council approved a policy to guide the consideration of proposals for retailing of non-medical cannabis. The subject site is located within the Lions Gate Village Centre and Marine Drive Corridor as defined in the District’s “Non-medical Retail Cannabis Policy” (the “Cannabis Policy”).



ANALYSIS

Site and Surrounding Area

The proposed cannabis retail store would be located in an existing retail unit within a single-storey shopping centre located at the south-west corner of Marine Drive and Philip Avenue. The shopping centre is oriented around an area of surface parking which is accessed from Marine Drive and Philip Avenue. Uses surrounding the subject site, include a mix of commercial and mixed-use properties on Marine Drive, a car showroom to the east, single-family dwellings to the south, and a restaurant and childcare to the west. The proposed cannabis store would front onto the shopping centre’s main parking area to the east, and would be set-back from Marine Drive and Philip Avenue. The subject commercial unit was previously in use as a print shop.

Non-medical Retail Cannabis Policy

The site’s proposed use has been reviewed against the District’s “Cannabis Policy.” A review of the ‘Locational Guidelines’ and ‘Other Evaluation Criteria’ is outlined below:

Locational Guidelines	
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 Centre and Marine Drive Corridor. One cannabis retail store at 1199 Marine Drive has been approved in this centre. No other applications are active for cannabis retail stores in this centre. The District’s “Cannabis Policy” provides Council with discretion to assess each cannabis retail store on a case-by-case basis.
Complies with all Provincial Cannabis Licensing Regulations	Security plan provided to satisfy provincial and federal legislative requirements. As a government-operated Cannabis Store, a licence is not required from the LCRB.
Other Evaluation Criteria	
Access for vehicles, potential traffic impacts and parking availability	Access is provided from Marine Drive and Philip Avenue. A total of 104 on-site parking spaces are provided for the shopping centre which exceeds the 70 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. A bus stop is located directly opposite the site on Marine Drive.

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 East Elevation (subject property outlined in red)

Concurrence

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

RCMP

The North Vancouver RCMP has reviewed the proposal and indicated a concern regarding the proximity of the site to early child education centres, and a youth group. No specific objection to the proposal was indicated and the RCMP noted that it considers public input as important in arriving at a final decision.

Liquor and Cannabis Regulation Branch (LCRB)

A letter from the LCRB was submitted as part of the application confirming that public stores established and operated by the LDB do not require a licence from, and are not regulated by the LCRB. Private retail stores require a licence to operate under the *Cannabis Control and Licensing Act*, whereas public cannabis stores are authorized under the *Cannabis Distribution Act*.

Ministry of Transportation and Infrastructure

Bylaw 8523 affects land lying within 800 m of a controlled access intersection. Approval by the Provincial Ministry of Transportation and Infrastructure (MOTI) will be required following third reading and prior to bylaw adoption.

Public Input

Notices were distributed to neighbours in an area exceeding a 100 m (328 ft.) radius of the subject property and two signs were placed on the property in accordance with the District’s policy on “Non-Statutory Public Consultation for Development Applications.” A total of 924 notices were sent, with 23 responses received. Of these responses, 10 noted support or have no objection, while 13 noted opposition or have concerns.

Positive comments include:

- There is adequate parking to support this use;
- Increased retail diversity and convenient for local residents who use cannabis; and
- Ideal location for such a business.

Comments of concern include:

- Preference to see businesses that have an active, not screened storefront;
- Potential for increased crime and loitering in the area;
- Detrimental impact from possible increase in smoking activity;
- A cannabis store does not suit the demographic that frequent the mall; and
- Proximity to schools, daycares, and residential uses.

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 1461 Marine Drive. Bylaw 8523 (Attachment 1) amends Section 405B (1) of the Zoning Bylaw by adding 1461 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 1461 Marine Drive complies with the Cannabis Policy with the exception of the number of cannabis stores approved within a single key growth centre. In accordance with the provisions of the Cannabis Policy, Council retains discretion to assess each proposal for a cannabis store on a case-by-case basis. The Zoning Bylaw text amendment is now ready for Council’s consideration.

OPTIONS

The following options are available for Council’s consideration:

1. Give “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” First Reading and refer Bylaw 8523 to a Public Hearing (staff recommendation); or
2. Return “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” to staff to negotiate changes to the proposal as directed by Council; or
3. Defeat “District of North Vancouver Rezoning Bylaw 1410 (Bylaw 8523)” at First Reading and thereby defeat the rezoning proposal.

Respectfully submitted,



Andrew Norton
Development Planner

Attachments:

1. Bylaw 8523: Zoning Bylaw Text Amendment
2. Non-medical Retail Cannabis Policy
3. Public Input (Redacted)

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 checked="" type="checkbox"/> Planning	_____		

THIS PAGE LEFT BLANK INTENTIONALLY

The Corporation of the District of North Vancouver

Bylaw 8523

A bylaw to amend District of North Vancouver Zoning 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 1410 (Bylaw 8523)".

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):

009-364-048	1461 Marine Drive	Lions Gate Village Centre and Marine Drive Corridor	Bylaw 8523
-------------	-------------------	---	------------

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1410 (Bylaw 8523)" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

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.

THIS PAGE LEFT BLANK INTENTIONALLY

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.

[REDACTED]

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!

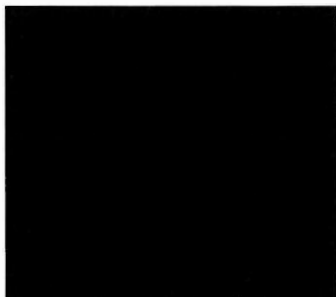
I received your letter concerning the Cannabis Retail Store at 1461 Marine Drive. I live in the neighborhood [REDACTED] and I wanted to express my enthusiastic support for this store moving in! As an avid cannabis user, I have found it inconvenient to have to travel outside my neighborhood to purchase 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.

[REDACTED]

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

[REDACTED]

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

[REDACTED]

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.

THIS PAGE LEFT BLANK INTENTIONALLY

PUBLIC HEARING

1461 Marine Drive

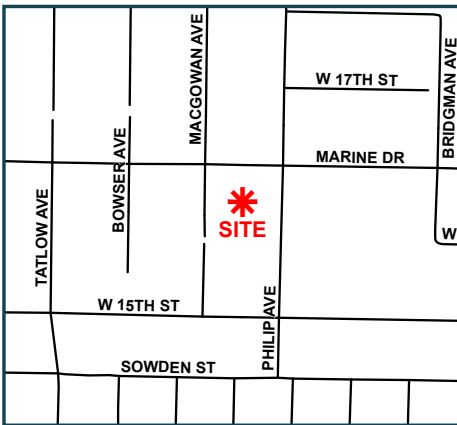
ZONING BYLAW AMENDMENTS

When: Tuesday, November 30, 2021 at 7pm

Where: 355 West Queens Road, North Vancouver, BC

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, staff and the public. The public are invited to attend at the Council Chamber where they will be able to see and hear the entire proceedings. Due to a public health order, face masks are required to be worn at all times by all persons attending the meeting and attendance will be limited to a total of 65 persons in the Council Chamber. Registered in-person speakers will have a reserved seat while observers beyond the maximum capacity will be directed to observe the meeting online. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/65345321120> or by phone by dialing 1-778-907-2071 and entering Meeting ID: 653 4532 1120

What: A Public Hearing for Bylaw 8523, proposed amendments to the Zoning Bylaw to add "Cannabis Retail Store" as a permitted use for the property located at 1461 Marine Drive in the Lions Gate Village Centre and Marine Drive Corridor.



When and How can I provide input?

We welcome your input on November 30, 2021 at 7pm. You may sign up in advance to speak at the hearing by contacting the Municipal Clerk at signup@dnv.org prior to 3pm, Tuesday, November 30, 2021. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.



*Provided by applicant for illustrative purposes only. The actual development, if approved, may differ.

Need more info?

Relevant background material and copies of the bylaws are available for review online at [DNV.org/public-hearing](https://dnv.org/public-hearing).

THIS PAGE LEFT BLANK INTENTIONALLY