

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, January 9, 2023  
7:00 p.m.**

**Council Chamber, Municipal Hall  
355 West Queens Road  
North Vancouver, BC**

**Watch at <https://dnvorg.zoom.us/j/67910218298>**

**Council Members:**

Mayor Mike Little  
Councillor Jordan Back  
Councillor Betty Forbes  
Councillor Jim Hanson  
Councillor Herman Mah  
Councillor Lisa Muri  
Councillor Catherine Pope



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355 West Queens Road, North Vancouver

Watch at <https://dnvorg.zoom.us/j/67910218298>

### AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəʔəm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

### CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- None

## 1. ADOPTION OF THE AGENDA

### 1.1. January 9, 2023 Regular Meeting Agenda

*Recommendation:*

THAT the agenda for the January 9, 2023 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

## 2. ADOPTION OF MINUTES

### 2.1. November 7, 2022 Inaugural Council Meeting

p. 9-10

*Recommendation:*

THAT the minutes of the November 7, 2022 Inaugural Council meeting are adopted.

## 3. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

## 4. RECOGNITIONS

## 5. DELEGATIONS

## 6. RELEASE OF CLOSED MEETING DECISIONS

## 7. COMMITTEE OF THE WHOLE REPORT

## **8. REPORTS FROM COUNCIL OR STAFF**

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

*Recommendation:*

THAT items \_\_\_\_\_ are included in the Consent Agenda and are approved without debate.

### **8.1. Rezoning – Proposed Cannabis Retail Store at Unit 124-1199 Lynn Valley Road File No. 08.3060.20/017.22**

**p. 13-93**

Report: Planning Assistant, December 14, 2022

Attachment 1: Bylaw 8607

Attachment 2: Redacted Public Input

*Recommendation:*

THAT “District of North Vancouver Rezoning Bylaw 1423 (Bylaw 8607)” is given FIRST Reading;

AND THAT “District of North Vancouver Rezoning Bylaw 1423 (Bylaw 8607)” is referred to a Public Hearing.

### **8.2. Voting Transparency File No.**

**p. 95-98**

Report: Councillor Jordan Back and Councillor Catherine Pope, November 29, 2022

*Recommendation:*

THAT Council direct staff to report back on the feasibility of creating information on Council voting records for the District of North Vancouver webpage.

### **8.3. Housing Central Pledge File No.**

**p. 99-103**

Report: Councillor Jordan Back, December 1, 2022

Attachment 1: Make Housing Central Pledge

*Recommendation:*

THAT Council support the Make Housing Central Pledge;

AND THAT Council direct staff to report back with recommendations for the District of North Vancouver to implement each aspect of the pledge.

**8.4. Edgemont Boulevard 30K Pilot and Traffic Strategy**  
File No.

**p. 105-106**

Report: Councillor Lisa Muri, November 15, 2022

*Recommendation:*

THAT Council direct staff to implement a 30 kilometre per hour speed limit on Edgemont Boulevard between Ridgewood Drive and Queens Road for the duration of one year as a pilot program to be implemented as soon as possible;

AND THAT Council direct staff to consult with the Edgemont Village Business Association and Edgemont and Upper Capilano Community Association to inform a traffic analysis to address the impact of speed, volume and circulation in Edgemont Village and surrounding areas;

AND FINALLY that Council direct staff to report back on the pilot program and consultation for a traffic analysis.

**8.5. East 29<sup>th</sup> Street Delineator**  
File No.

**p. 107-109**

Report: Councillor Lisa Muri and Councillor Betty Forbes, November 14, 2022

*Recommendation:*

THAT Council direct staff to remove the delineators on the south side of East 29th Street between William Avenue and Fromme Road, returning parking to the south side of East 29th Street with immediate effect;

AND THAT directional signage be installed to indicate 'share the road' or other alternative routes on or around East 29th Street, no later than March 2023;

AND FINALLY THAT ensuing budget discussions by Council include shared pathway infrastructure to align with the City of North Vancouver's permanent bicycle route west of William Avenue.

**9. REPORTS**

**9.1. Mayor**

**9.2. Chief Administrative Officer**

**9.3. Councillors**

**9.4. Metro Vancouver Committee Appointees**

**9.4.1. Indigenous Relations Committee – Councillor Hanson**

**9.4.2. Board – Councillor Muri**

**9.4.3. Regional Culture Committee – Councillor Muri**

**9.4.4. Regional Parks Committee – Councillor Muri**

**9.4.5. Liquid Waste Committee – Mayor Little**

**9.4.6. Mayors Committee – Mayor Little**

**9.4.7. Mayors Council on Regional Transportation – Mayor Little**

**9.4.8. Zero Waste Committee – Mayor Little**

## **10. ADJOURNMENT**

*Recommendation:*

THAT the January 9, 2023 Regular Meeting of Council for the District of North Vancouver is adjourned.

## MINUTES

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## **DISTRICT OF NORTH VANCOUVER INAUGURAL MEETING OF COUNCIL**

Minutes of the Inaugural Meeting of Council for the District of North Vancouver held at 7:00 p.m. on Monday, November 7, 2022 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

**Present:** Mayor M. Little  
Councillor J. Back  
Councillor B. Forbes  
Councillor J. Hanson  
Councillor H. Mah  
Councillor L. Muri  
Councillor C. Pope

**Staff:** Mr. D. Stuart, Chief Administrative Officer  
Mr. B. Hutchinson, Fire Chief  
Mr. D. Milburn, General Manager – Planning, Properties and Permits  
Ms. S. Walker, General Manager – Corporate Services  
Ms. N. Chevalier, Deputy General Manager – Engineering Operations and Facilities  
Mr. R. Danyluk, Deputy General Manager – Finance and Deputy CFO  
Mr. J. Gordon, Manager – Administrative Services  
Ms. C. Grafton, Manager – Strategic Communications and Community Relations  
Ms. C. Jackson, Manager – Climate Action, Natural Systems and Biodiversity  
Ms. G. Lanz, Deputy Municipal Clerk  
Ms. I. Weisenbach, Transportation Planner  
Ms. K. Hebron, Confidential Council Clerk  
Ms. A. Reiher, Council Liaison / Support Officer  
Ms. H. Pellerud, Committee Clerk

**Also in**

**Attendance:** The Honourable Judge Joanne Challenger  
Members of the District of North Vancouver Fire & Rescue Services Honour Guard  
Sergeant Philip Yong and Constable Daniel An, RCMP Red Serge  
Elder Fabian Williams, Tsleil-Waututh First Nation  
Ms. Tricia Chisamore, JP Fell Pipe Band

### **1. CALL TO ORDER**

### **2. SWEARING IN CEREMONY – THE HONOURABLE JUDGE JOANNE CHALLENGER**

#### **2.1. Welcome**

Elder Fabian Williams, Tsleil-Waututh First Nation, blessed the ceremony.

#### **2.2. Swearing In**

The Honourable Judge Joanne Challenger took the Oath of Office of Mayor-elect Mike Little and Councillors-elect Jordan Back, Betty Forbes, Jim Hanson, Herman Mah, Lisa Muri and Catherine Pope.

**3. ADOPTION OF THE AGENDA**

**MOVED by Councillor POPE**  
**SECONDED by Councillor MAH**

THAT the agenda for the November 7, 2022 Inaugural Meeting of Council for the District of North Vancouver is adopted as circulated.

**CARRIED**

**4. INAUGURAL ADDRESS – MAYOR MIKE LITTLE**

Mayor Little delivered his inaugural address reflecting on the past four years in office and highlighting his vision for the next four years.

Members of Council also took the opportunity to provide initial comments on their election to office and their aspirations for the term of Council.

**5. REPORTS FROM COUNCIL OR STAFF**

**5.1. Results of Election by Voting – 2022 General Local Election**

File No. 09.4200.01/000.000

**MOVED by Councillor MURI**  
**SECONDED by Councillor BACK**

THAT the October 24, 2022 report of the Chief Election Officer entitled Results of Election by Voting – 2022 General Local Election is received for information.

**CARRIED**

**5.2. Appointment of Metro Vancouver Regional District Municipal Director and Alternate Municipal Director**

File No. 01.0115.30/002.000

This item was withdrawn from the agenda.

**6. ADJOURNMENT**

**MOVED by Councillor FORBES**  
**SECONDED by Mayor LITTLE**

THAT the November 7, 2022 Inaugural Meeting of Council for the District of North Vancouver is adjourned.

**CARRIED**  
(7:53 p.m.)

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Mayor

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Municipal Clerk

## REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>Jan 9, 2023</u>
<input type="checkbox"/> Other:	Date: _____

*[Signature]*  
Dept.  
Manager

*[Signature]*  
GM/  
Director

*[Signature]*  
CAO

## The District of North Vancouver REPORT TO COUNCIL

December 14, 2022  
File: 08.3060.20/017.22

**AUTHOR:** Dejan Teodorovic, Planning Assistant

**SUBJECT:** Rezoning – Proposed Cannabis Retail Store at Unit 124-1199 Lynn Valley Road

### RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1423 (Bylaw 8607)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1423 (Bylaw 8607)" is referred to a Public Hearing.

### REASON FOR REPORT

Nimbus Cannabis has applied to amend the Zoning Bylaw to add "Cannabis Retail Store" as a permitted use for unit 124 at Lynn Valley Centre (the mall) located at 1199 Lynn Valley Road. The use would only be allowed in that unit which has exterior access off Conifer Street. It should be noted that while the store is connected to the internal mall area, the applicant indicates that they will install a frosted glass wall at that internal entrance. The province requires a predominant and separate entrance where customers can access the store without going through other business or common areas. The only entrance and exit to this proposed store will be located off of Conifer Street at the mall's rear parking area



Implementation of the proposed amendment requires Council's consideration of Bylaw 8607 to amend Section 405B (1) of the Zoning Bylaw to allow a cannabis retail store as a permitted use at this location in this particular unit.

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. If Bylaw 8607 is adopted, the District will forward to the LCRB an indication of Council's support for a cannabis retail store licence for this property.

### **SITE AND SURROUNDING AREA**

The subject site is an existing retail unit (Unit 124) within Lynn Valley Centre. The unit is located at the back of the mall fronting Conifer Street. The rear portion of the unit has access to the mall, but no entrance or exit is proposed. The rear portion will contain a floor to ceiling frosted glass wall and be used for storage and a staff room.

Lynn Valley Centre is located at the heart of Lynn Valley Town Centre and is generally bound by Lynn Valley Road, Valley Centre Avenue, Library Lane and Conifer Street. The mall's main access and surface parking is located off of Lynn Valley Road and a smaller parking area is provided at the corner of Library Lane and Conifer Street. The proposed retail store would be accessed from the smaller parking area off of Conifer Street.



The surrounding uses include a mix of retail and commercial uses within Lynn Valley Centre. Beyond the shopping centre the surrounding uses include the Lynn Valley Village retail plaza and Lynn Valley library to the north, low-rise residential apartments to the east and a mixed-use development (The Residences) to the south. The retail units abutting the proposed cannabis store include a pet store, barbershop and the loading / storage portion of Kin's Farm Market.



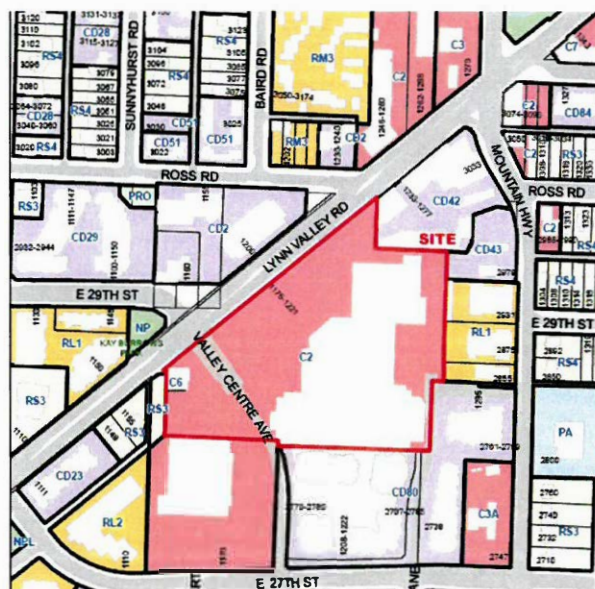
## EXISTING POLICY

### Official Community Plan

The Official Community Plan (OCP) designates this site as “Commercial Residential Mixed-Use Level 3” (CRMU3). Development in this designation may include residential or commercial uses, which encompass retail, office and service uses, or a mix of these residential and commercial uses.

### Zoning

The subject property is zoned “General Commercial Zone 2” (C2). The C2 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 8607 (Attachment 1) proposes to amend Section 405B (1) by adding unit 124-1199 Lynn Valley Road to the table of properties permitting a cannabis retail store.



## BACKGROUND

In 2019, in response to the Provincial legalization of non-medicinal cannabis, District Council approved the *Non-medical Retail Cannabis Policy* (the “Policy”). The policy provides guidance for consideration of proposals for the retailing of non-medical cannabis. The subject site is located within the Lynn Valley Town Centre as defined in the Policy.

Since each cannabis application requires a text amendment to add a property to the table in Section 405B (1), Council has retained the ability to make an individual decision on each application, generally guided by the Policy. For example, in the Lions Gate Village and Marine Drive Corridor, Council has made decisions to allow two Cannabis businesses.

Since the inception of the Policy, Council has approved four retail cannabis stores in the following locations:

Address	Growth Centre / Neighbourhood	Status
385 N. Dollarton Highway	Seymour	Open
1520 Barrow Street	Lynn Creek	Open
1199 Marine Drive	Lions Gate/Marine Drive	Open
1461 Marine Drive	Lions Gate/Marine Drive	Not yet open

## **ANALYSIS**

The proposed retail store is approximately 105 sq. m. (1,150 sq. ft.) and consists of a sales area, staff lounge, storage area, and bathroom. The proposed unit does connect to the internal mall, however no access to the main shopping mall is proposed. The only entrance/exit to the store is from the rear parking area off of Conifer Street, the rear portion of the unit which connects to the mall will have a floor to ceiling frosted glass wall. Once an individual is in the store, they would not be able to exit into the mall, and once an individual is in the mall, they would not be able to enter the store.

The application as proposed has been reviewed by the LCRB and has passed their preliminary fit and proper assessment. Images showing the existing and proposed entrance for unit 124 are shown on the following page.



*Existing store entrance, access from rear parking area*



*Proposed store entrance, access from rear parking area (car removed for clarity)*



A review of the ‘Locational Guidelines’ and ‘Other Evaluation Criteria’ of the Policy 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	Complies - Site located within the Lynn Valley Town Centre. There are no existing cannabis retail stores and no other active applications in this centre.
Complies with all Provincial Cannabis Licensing Regulations	Complies - 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	Satisfactory - Access is provided from Conifer Street. The Lynn Valley Centre has retail parking which all retail units can use.
Access for pedestrians and cyclists	Satisfactory – Excellent access for pedestrians, cyclists, and patrons using alternate modes of transportation. Site is serviced by two bus routes; 229 and 240, bike lanes are provided on Lynn Valley Road, Mountain Highway and East 27 <sup>th</sup> Street.
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	Only minor façade changes are proposed. New entrance door, window and a wall sign with the business name are proposed.
Signage in accordance with the District of North Vancouver Sign Bylaw	Proposed signage is consistent with the Sign Bylaw. The proposed signage can be dealt with through a subsequent Minor Development Permit application which will be required for the proposed façade changes.
Operating hours that do not exceed 9 am – 9 pm	Store hours are 9:00 am to 9:00 pm, seven days a week.

The proposal meets the parking, design and operational requirements of the Policy.

#### Concurrence

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

The proposal was also referred to the North Vancouver RCMP. No objection was raised, however, the Police did mention that due to the mixed uses and services provided in the mall and vicinity, diverse population frequent the area. They noted that, for example, incidents where adults buying alcohol for minors in the existing liquor stores have been reported.

Should this proposal move forward, District bylaw staff and the Police should monitor the operation of the store on an ongoing basis, consistent with their regular enforcement work.

#### Public Input

Notices were distributed to neighbours in an area exceeding 100 m (328 ft.) 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 1385 notices were sent and 64 responses were received.

Of these responses, 10 were in support or did not indicate any objection, while 54 were in opposition or had concerns. The Lynn Valley Community Association was also notified and did not provide a response.

#### Comments of support

- Important have a safe and secure means of purchasing legal cannabis in neighbourhood similar to liquor stores; and
- Local residents will not have to drive to purchase cannabis.

#### Comments of concern

- The proximity to schools, daycares and the library provides easy access of cannabis for children and youth. This is not an appropriate use for the younger demographic which frequents the mall;
- There is a potential for increased crime and loitering in the area;
- The detrimental impacts from possible increase in smoking activity;
- An increase in traffic in the neighbourhood and impaired driving;

It is observed that users of the mall typically congregated around coffee shops, restaurants, seating areas and art installations, at the front of the mall. The proposed location of the retail unit has its store entrance from the rear parking area off of Conifer Street, an area of the mall that does not typically attract many users and does not have a plaza with seating or landscaping in the area. The storefront area would be easily monitored by the proprietor and mall security.

The consumption of cannabis in public places is prohibited and subject to bylaw enforcement. Should individuals engage in consumption in public they would risk enforcement and fines. Similar to consuming alcohol in public, while it does occur, generally the majority of users consuming alcohol or cannabis do so responsibly and in private spaces.

The mall already generates significant vehicular traffic, a cannabis store is not a 'destination' but rather a service for the surrounding community. It is expected that the majority of users are already using this mall for their day-to-day needs so additional vehicular traffic is not anticipated.

Lastly, staff note that since their opening dates, the cannabis stores currently in operation in the District (385 North Dollarton and 1520 Barrow Street) have had no bylaw infractions and only one request for street clean-up reported. The RCMP have also confirmed they have had no callouts to these same addresses. Similar operations have been reported with other cannabis retail stores on the north shore.

A copy of redacted public input is included in Attachment 2.

### Implementation

Implementation of this proposal will require a text amendment to the Zoning Bylaw to allow for a cannabis retail store at unit 124-1199 Lynn Valley Road. Bylaw 8607 (Attachment 1) amends Section 405B (1) of the Zoning Bylaw by adding unit 124-1199 Lynn Valley Road to the table of properties permitted to have one cannabis retail store.

## CONCLUSION

The site is located within the Lynn Valley Town Centre key growth centre where no other cannabis retail stores have previously been approved. The application for a cannabis retail store at the subject site complies with all of the criteria of the *Non-Medical Retail Cannabis Policy*. Based on the policy compliance, staff recommend the rezoning bylaw is given First Reading and referred to a Public Hearing. 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 1423 (Bylaw 8607)" First Reading and refer Bylaw 8523 to a Public Hearing (staff recommendation); or
2. Return "District of North Vancouver Rezoning Bylaw 1423 (Bylaw 8607)" to staff to negotiate changes to the proposal as directed by Council; or
3. Defeat "District of North Vancouver Rezoning Bylaw 1423 (Bylaw 8607)" at First Reading and thereby defeat the rezoning proposal.

Respectfully submitted,



Dejan Teodorovic  
Planning Assistant

### Attachments:

1. Bylaw 8607: Zoning Bylaw Text Amendment
2. Public Input (Redacted)



Document: 5747506

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

**Bylaw 8607**

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 1423 (Bylaw 8607)".

**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):

012-746-339	124 - 1199 Lynn Valley Road	Lynn Valley Town Centre	Bylaw 8607
			

**READ** a first time

**PUBLIC HEARING** held

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Municipal Clerk

Certified a true copy

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Municipal Clerk



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Support for cannabis store in Lynn Valley Mall  
**Date:** April 29, 2022 5:39:37 PM

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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 Dejan,

I fully support the proposal to put a cannabis store in the mall. This is an ideal location and will be good for security and ensuring a high-quality operation. It will save many Lynn Valley residents a drive to shop elsewhere.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Retail Store at 124-1199 Lynn Valley Road  
**Date:** May 16, 2022 12:48:29 PM

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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.

Further to the Public Notice sign associated with this proposal, I have the following comment.

I am a resident of Lynn Valley.

I am in support of having a cannabis store in Lynn Valley.

Cannabis has been legalized, so there should be outlets for Cannabis just like there are outlets for alcohol.

There are several outlets for alcohol in Lynn Valley, so it makes sense that there be an outlet for Cannabis.

Thank you for the opportunity to provide input.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Re: Cannabis store in Lynn valley mall  
**Date:** May 09, 2022 2:07:56 PM  
**Attachments:** [image001.jpg](#)

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I would support it only in the event this does not have access from inside the mall.

On Mon, May 9, 2022 at 1:12 PM Dejan Teodorovic <[teodorovicd@dnv.org](mailto:teodorovicd@dnv.org)> wrote:

Thanks [REDACTED]

So just to clarify are you in support or opposed to the rezoning?

Thanks,

Dejan

**From:** [REDACTED]  
**Sent:** May 09, 2022 1:07 PM  
**To:** Dejan Teodorovic <[teodorovicd@dnv.org](mailto:teodorovicd@dnv.org)>  
**Subject:** Re: Cannabis store in Lynn valley mall

Knowing there is no access from inside the mall is fine from my perspective. That was my primary issue...

On Mon, May 9, 2022 at 11:32 AM Dejan Teodorovic <[teodorovicd@dnv.org](mailto:teodorovicd@dnv.org)> wrote:

Hi [REDACTED]

Thank you for your comments, they will be considered in our review of the application and a redacted set of comments will be provided to the applicant for their consideration.

The comments will also be included in a future Council report, should the item proceed past 1st hearing and to a Public Hearing, a second notification will be sent out to you.

I did also just want to clarify that this unit is located adjacent to the rear parking lot where Conifer and Library Ln. intersect. The store would only have one exterior door and you would not be able to access the store from within the mall or exit the store into the mall. So while the store is located in the mall it would be accessed independently.

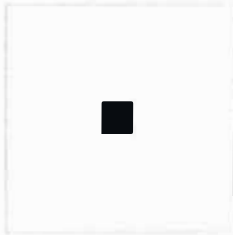
If you have any further questions please do not hesitate to reach out to me - thank you.

Cheers,

Dejan

**Dejan Teodorovic,** MCIP, RPP

***Planning Assistant***



[355 West Queens Road](#)

[North Vancouver, BC V7N 4N5](#)

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

604-990-3658

**From:** [REDACTED]  
**Sent:** May 07, 2022 2:33 PM  
**To:** Dejan Teodorovic <[teodorovicd@dnv.org](mailto:teodorovicd@dnv.org)>  
**Subject:** Cannabis store in Lynn valley mall

**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 writing to comment on the application regarding a cannabis store in Lynn valley mall.

I do feel the location, inside the mall is not appropriate.

I am someone who has no issue with cannabis use, even use it occasionally myself. I am generally supportive of development and change in my neighborhood. But this use inside the mall just doesn't sit right. The tenant mix is off.

An exterior unit off on its own seems far more appropriate. A smaller centre/strip mall cru. Just not in the mall.

My name is [REDACTED] I am a long time Lynn valley resident. [REDACTED]  
[REDACTED]

Again no concern with cannabis just this specific location in the mall... does seem like a good fit with the tenant mix.

Cheers,

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Detan Teodorovic](#)  
**Subject:** Proposed Bylaw Amendment for non-medical retail cannabis store - Lynn Valley  
**Date:** May 23, 2022 10:31:26 PM

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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 have been a Lynn Valley resident for the past [REDACTED] years. Lynn Valley is the wrong location for this store. This proposed of this store store will be in one of the highest-density residential neighborhoods in the District with all the proposed redevelopment.

Please keep these stores at a good distance from residential neighborhoods, schools, and community gathering places (e.g., the Library, R&B dance, where families and children gather ).

I am against any changes to this Bylaw that would allow for this type of cannabis store to be located in Lynn Valley!

Regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Re: Question regarding Cannabis Retail at 1199 Lynn Valley Road  
**Date:** May 05, 2022 11:24:38 PM  
**Attachments:** [image001.jpg](#)

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Thank you for your response Dejan,

I am generally in favour of this application. My reservation is that I would have preferred to see this business in the Mall itself and not operating out the "back alley". I hope that the future operators will run a safe, clean and neighbourly business (similar to the liquor store) and look forward to seeing them in the neighbourhood.

[REDACTED]



On Mon, May 2, 2022 at 9:59 AM Dejan Teodorovic <[teodorovicd@dnv.org](mailto:teodorovicd@dnv.org)> wrote:

Hi [REDACTED]

Thanks for the questions, my answers are below in red.

Thanks,

Dejan

**Dejan Teodorovic,** MCIP, RPP

***Planning Assistant***



355 West Queens Road

North Vancouver, BC V7N 4N5

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

604-990-3658

**From:** [REDACTED]  
**Sent:** April 29, 2022 11:34 PM  
**To:** Dejan Teodorovic <[teodorovicd@dnv.org](mailto:teodorovicd@dnv.org)>  
**Subject:** Question regarding Cannabis Retail at 1199 Lynn Valley Road

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.

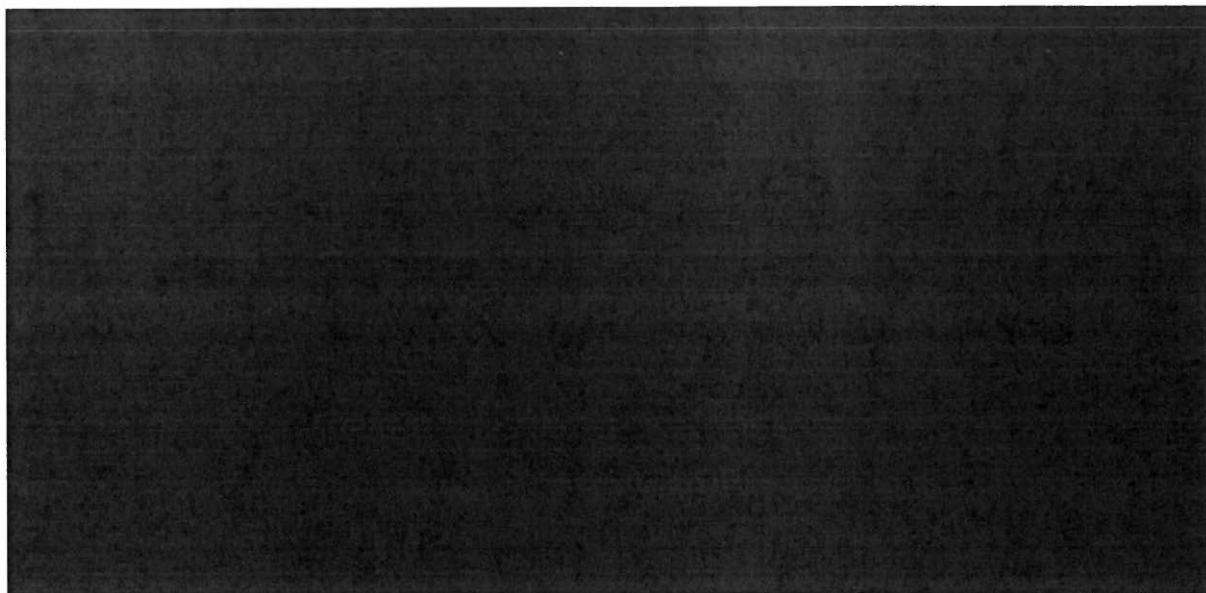
Good evening Dejan,

I have a couple of questions about the amendment that would allow for a cannabis retail store at the Lynn Valley mall.

1. Would the amendment apply to the entire mall, or only the specific unit in the mall, Unit 124? If it applies to the entire mall, would the mall be able to put in more than one cannabis retail store, or move the retail tenant around in the mall as they see fit? – The rezoning amendment would only apply to unit 124. The Retail Cannabis Policy only permits 1 cannabis store per town or village centre. If this store were to close down and another unit in the Lynn Valley Centre wanted to open a store they would need to apply for a rezoning and their would be a public process.
2. The proposed cannabis store hours are 9 am to 9 pm seven days a week, which extends beyond the usual mall hours. The anchor tenants, such as the BC Liquor Store, Shoppers Drug Mart and Save-on-foods, have much longer operating hours. They also have their own exterior entrance, allowing them to operate separately from the rest of the shopping mall. Does unit #124 have its own exterior entrance? The proposed store would only be accessible from an exterior door which accessed directly from the rear parking lot where the storefront is proposed. You would not be able to exit from the store into the mall, nor would you be able to enter the store from within the mall.

Many thanks in advance for your response.





**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** ZONING BYLAW AMENDMENT PROPOSAL: Cannabis Retail Store at 124-1199 Lynn Valley Road  
**Date:** May 23, 2022 4:25:03 PM

---

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Hi,

I'm [REDACTED] I have lived at Lynn Valley several years. I love the friendly people and enjoy the peaceful nature surrounded here. This is a paradise play village for kids.

So I STRONGLY DISAGREE to plan a cannabis retail store in Lynn Valley Mall. It is not good for young generation to freely close to cannabis products.

Thank you for the consideration.

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** ZONING BYLAW AMENDMENT PROPOSAL: Cannabis Retail Store at 124-1199 Lynn Valley Road  
**Date:** May 23, 2022 2:53:59 PM  
**Attachments:** [LVC.png](#)

---

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To: Dejan **Teodorovic**, Planning Assistant

Re: Zoning Bylaw Amendment Proposal to allow for a non-medical retail cannabis store at 124-1199 Lynn Valley Road with Proposed Hours of Service: Monday - Sunday 9:00am - 9:00pm

Thanks for the opportunity to comment on this.

- - -

I am NOT in favour of the proposal that would allow a Cannabis Retail Store to occupy the space formerly held by the Kreative Kidstuff children's toy store.

*Rationale:* As suggested at

Non-medical cannabis retail store location requirements  
<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/non-medical-cannabis-licenses/apply-non-medical-cannabis-licence/location-requirements>

I believe that this location is, as suggested by the attached sketch, highly inappropriate given:

1. its past use as a children's toy store and
2. its close proximity to areas where young people may gather, including the Lynn Valley Centre's many seasonal activities for young children.
3. its close proximity to shops and services frequented by young people and young families, e.g., Fresh Slice Pizza, A&W, and Kin's Farm Market.

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Store Proposal  
**Date:** April 24, 2022 10:00:43 AM

---

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Hi there  
I'm a resident in one of the BOSA buildings.

I do not have a problem with a Cannabis store being in this complex, but wouldn't it make more sense to have it open on to an outside area like the Starbucks?  
Don't personally think a Cannabis store lends itself to the interior of a shopping centre, particularly one that is not very open and airy.

On another note, I am horrified with the proposal for the new buildings in the Safeway space.  
I have written a letter, but I am so surprised by the lack of consideration to the community at large by the proposal.

I have always been pretty supportive of local government, but am starting to lose faith.  
Thanks.  
[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis store in Lynn Valley Centre  
**Date:** May 19, 2022 8:45:20 PM

---

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First, I would like to register my disapproval regarding this hearing process.  
The mall AND the district have done a very poor job of informing the public about the cannabis store.

They put the sign in the employee parking lot at the back of the mall where it has very little exposure to the public.  
We go to the mall almost every day and this is the first time we have seen the sign. How can you allow that?

The sign should have been placed inside the mall, on the storefront that they are proposing for the cannabis store.

Finally, I am registering my disapproval for allowing the store to be placed inside a retail mall. I have never seen that before. That is a wrong location for a cannabis store.

I believe that many patrons of the store will attempt to use the product while still on the mall grounds. The odour is extremely strong and offensive to many people. The odour clings to peoples clothes. Even packaged cannabis has an odour that is difficult to eliminate with increased ventilation.

[REDACTED]

Lynn Valley resident

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Subject: Cannabis - proposed rezone in Lynn Valley  
Date: May 16, 2022 5:29:03 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.

Hi there,

I am writing to express my concerns regarding the application to rezone the retail location in Lynn Valley Centre to allow for a cannabis store.

I live [REDACTED] to the mall and note that this is a residential area with many young families who play in the lane way. Our Strata is already experiencing challenges with loitering, garbage and drug use. A cannabis store in the area will only increase this.

I also know that the proposed shop will be next door to a pet store and I know that many dogs have been poisoned by recreational drugs. I believe the proximity is inappropriate.

The DNV policy guiding cannabis locations clearly mentions ample parking access - this is not the case for this location with an already busy and overcrowded parking lot on both the front and rear of the Lynn Valley Mall.

I also note that currently there are at least two cannabis stores within a 7 and 9 min drive of the proposed location. With a new one being built in Park and Tilford in a non resident area, this location will be even closer. This is not a service that is required in the Lynn Valley area.

Lastly, should the proposal go forward I would like to see an amendment of the operating hours in line with the mall's operating hours of a close at 6 PM as this would help limit the noise and garbage in our area behind the mall.

Thank you.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Proposal: Cannabis Retail Store at 124-1199 Lynn Valley Road  
**Date:** May 18, 2022 2:47:18 PM

---

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Dear Sir/Madam

It is with immense dismay and shock when I saw the above proposal at Lynn Valley Centre. We come to this centre several times a week and like the friendly family atmosphere. In fact we see many students (Argyle is close by) come to buy pizza and burgers during the lunch hour.

It does not serve well to have the above at a place where many children, young teenagers, young families as well as seniors frequent. It will definitely turn people away from this centre which has been beautifully renovated. This is the neighbourhood hub where many professional services as well as the library are located. It has attracted many young families to move and live right in this proximity.

My family and I strongly oppose the idea of above setting shop at this location.

Yours sincerely,

[REDACTED]

## Dejan Teodorovic

---

**From:** [REDACTED]  
**Sent:** May 17, 2022 9:51 AM  
**To:** Dejan Teodorovic  
**Subject:** Re: Rezoning signs

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thank you for your prompt reply and clarification, I would like to add that i am not in favour of this rezoning to allow a Cannabis store in Lynn Vally centre.

It is too close to several Schools and Day care centres, and there is a large store currently opening at Park and Tilford that should be close enough to supply the area, not to mention all the other stores already on the North Shore.

I would like to see more emphasis given to bringing in more Restaurants and shopping options around Lynn Valley and maybe more Medical clinic options considering the enormous expansion of condominiums being built. Not to mention infrastructure upgrades to service all these people.

Thank you .  
[REDACTED]

Sent from the palm of my hand ☺

On 16 May 2022, at 12:44, Dejan Teodorovic <teodorovicd@dnv.org> wrote:

Hi [REDACTED]

Thank you for your comment.

The signs were posted in accordance with the District's non-statutory public consultation policy. This same policy also requires that all property owners within 100 m of the subject property be notified of the application, which in this case was over 1,700 letters which were mailed out to residents. We had also provided a copy of the notice to the Lynn Valley Community Association. This is also the non-statutory requirement, so it is not required under the Local Government Act but is an initiative by the District to obtain early input from the community.

Should the application receive first reading and proceed to a Public Hearing, new signs will be installed advertising the public hearing date, another 1,700 letters will be mailed out and the hearing will also be advertised in the newspaper and on the District website.

Would you like to provide any input on the application?

Thanks,  
Dejan

**Dejan Teodorovic,** MCIP, RPP  
**Planning Assistant**



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** comments on cannabis retail at 124-1199 Lynn Valley Road  
**Date:** May 10, 2022 11:44:24 AM

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**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 District Administrator

I am writing to express my concerns on having a Cannabis retail store at Lynn Valley Centre. While I acknowledge that use of cannabis has become decriminalised recently, I feel that having a retail shop in a family oriented neighbourhood is concerning, especially as there is not enough education around cannabis use that could lead to unhealthy consumption or abuse.

As you know, young adults are most prone to misleading messages (mostly through hearsay) so emphasis on education as a preventive path for abuse or overconsumption would need to take place first.

In addition, considering Lynn Valley Centre is within walking distance to public and private schools such as Argyle Secondary, Ecole Boundary, Lynn Valley Elementary, Wardolf, Cousteau and and Brockton, I believe Cannabis sale would be made extra convenient for the youth.

My perspective is Cannabis is like e-cigarettes, it has the potential to attract youth who believe it may not be as harmful as alcohol or cigarettes but it can also create the positive reinforcement for consumption such as introduction of special flavours or CDB in consumer products such as snacks or drinks. While youth are not able to purchase these products in the store today, they are still in reach through those of age especially if the stores are in such family oriented stores. It is only a few years after e-cigarettes are sold till the public, for the govt and especially the youth finally know the addictive aspects of e-cigarettes and its potential for abuse, and for the govt to introduce ways to preempt such abuses.

Again, I would like the District to consider delaying of having such stores in Lynn Valley until we have more education and tactics to prevent abuse of cannabis in the public. As a [REDACTED], I would plead for you to consider the negative effects this may have in our neighbourhood and next generation.

Thank you for your consideration.

Best  
[REDACTED]

**From:** [REDACTED]  
**To:** [Dean Teodorovic](#)  
**Subject:** Untitled\_04262022\_112246.pdf  
**Date:** May 09, 2022 9:19:34 PM  
**Attachments:** [Untitled\\_04262022\\_112246.pdf](#)

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Dear Sir,

I want to register my displeasure to the plan to have retail outlet in Lynn Valley Mall for the sale of cannabis. Lynn Valley is increasingly inhabited with older and senior citizen who will not feel comfortable and safe with that addition to our mall. There is a significant rise in violence and disruptive behaviour in our country which I feel is very often accompanied by people who have a substance abuse problem. One event in our community not long ago happened at the library. I would like Lynn Valley centre and the surrounding area to remain a safe place to live without any further additions that could undermine that goal.

Respectively submitted,

[REDACTED]

[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis store at Lynn Valley Centre  
**Date:** May 09, 2022 6:54:38 PM

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Good evening,

I don't agree with this store in the area. I not only don't agree with it, it worries me living across it.

I know some people use it medicinally, but there's usually more than that. People try to find excuses or ways to buy it when it is actually recreational, and I am worried about the people that could be out of the store.

I [REDACTED] so it really worries me.

I am truly hoping this does not go ahead.

Thanks and regards,

[REDACTED]

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Subject: Re: Cannabis Retail Store - 1199 Lynn Valley Road  
Date: May 09, 2022 5:00:56 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.

Hi Dejan

We received the letter from North Vancouver District in regards to the proposed cannabis store in Lynn Valley Center which we are opposed to having.

I was born and raised in North Vancouver and moved to the Lynn Valley area approximately [REDACTED] years ago. I have watched this area grow, from the construction of the new library, to new homes to new stores. And with all of it came more families... and my family. My [REDACTED] and I have been residing in Lynn Valley for approximately [REDACTED] years now and we love it.

When we think of what is needed in Lynn Valley it is more restaurants and businesses that are geared towards creating that family friendly environment such as Lower Lonsdale and Edgemont village.

By having a cannabis store, I truly believe it takes away from creating that feel. Also by having the store near so many elementary schools, high schools and before and after daycares, I feel the children will be exposed more to the smell and more roach weeds on the roads (which can be easily digested by animals). We do not want all of Lynn Valley losing its family vibe and feeling.

Thank You,  
[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Proposed cannabis store at 1199 Lynn Valley Road  
**Date:** May 09, 2022 4:54:59 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.

To District of North Vancouver Planning Department:

In this letter I would like to express my strong objections to the rezoning of Lynn Valley Centre from General Commercial C2 in order to permit a cannabis store to operate in the mall. This retrograde prioritizing of profits over people will seriously detract from community health and safety, especially for the infants, children, teens and seniors who make this Town Centre their home.

This is a proposal for instant urban blight that never should have left the drawing board. Speaking of drawings, let's take another look at that site drawing included in the announcement letter sent to us nearby neighbours. It is a drawing that totally misrepresents the mix of commercial AND RESIDENTIAL properties in Lynn Valley Town Centre. In the site plan sketch are bold labels for mall parking lot entrances, mall parking stalls and mall entrances but the draftsman conveniently made the residences disappear. Only blank white spaces indicate the locations of the 6 residential towers directly above and adjacent to the mall--towers that are homes for 359 families or singles. A 2-minute stroll from the doors of this proposed pot store (open 9 am to 9 pm every day) are children's toys visible in patios along Library Lane and on the back balconies of two other apartment blocks fronting Mountain Highway.

Those of us who moved to this centre partly because of its walkability will now be on the defensive against those customers who can barely wait to light up and smoke or vape as soon as they exit. Already, shoppers approaching the mall entrances on the same east side as proposed "Unit 124" near the intersection of Library Lane and Conifer walk a gauntlet of cigarette smokers wearing uniforms of LV Centre stores and food outlets, employees defiantly puffing directly under the "Do Not Smoke" signage. No one from Mall Security seems to patrol or control these individuals who sneer and snarl at anyone questioning their behaviour. Mall employees also sit and smoke on their breaks while working in the loading dock on Library Lane.

While I have no objection to individuals consuming cannabis privately for their own recreational highs or relief from pain, I don't want my neighbourhood to become a target destination for customers on a quest to purchase it. It's only a short distance down Mountain Highway to the mega cannabis emporium (probably 4,000 square feet) opening soon in the Park and Tilford shopping area anchored by Save-on-Foods. In contrast to the Lynn Valley site, that location is in a light-industrial area with a mix of retail, professional and warehouse space--NOT an area with homes on top of or next door to the mall.

Lynn Valley Centre is a crossroads for children, teen and parents going to and from 5 elementary schools within walking distance of the mall. It's a popular fast-food draw for teens from Argyle on their way home or headed to the playing fields and skate park in Kirkstone



and recreation facilities in Karen Magnussen. In the mall itself is an after-school day care and a facility offering instrumental music lessons for children--not to mention the RNB dance school and the NVD Main Library in nearby Lynn Valley Village. There is a possibility that underage individuals will find people only too willing to purchase products on their behalf. As recently as September 2021, the Canadian Paediatric Society submitted their recommendation to Health Canada that it *strongly supported proposed regulations to restrict the production, sale, promotion, packaging or labelling of inhaled cannabis extracts with any flavour other than cannabis because youth use of inhaled cannabis extracts poses a significant risk to health and safety.*

We residents must endure a Friday-afternoon quitting-time phenomenon of cars and pickups clogging Conifer on their way to make purchases at the oversize liquor store--how many more vehicles will now join the noisy parade to buy their pot for TGIF? Our crosswalks are already hazardous enough for the many seniors using walkers and young parents pushing baby strollers, not to mention cyclists of all ages using the bike paths so carefully constructed around Lynn Valley Village. With the Mosaic and Kiwanis towers in various stages of adding hundreds of residential units to the neighbourhood, I am concerned about protecting the few quiet green spaces we have left, such as the wooded trails in Kirkstone and ViewLynn Parks. People who live in single-family suburban homes can smoke or vape wherever they want indoors or in their yards. But people who live in buildings with bylaws prohibiting smoking must hunt down "open spaces" where they can light up or face fines. Will this happen in the open public plazas that are supposedly safe spaces for community gathering? I have observed smoking and vaping in every nearby park and ravine, in spite of signage--even in Lynn Canyon Park. Why would we want to expedite this hazardous activity by *conveniently* locating a store in Lynn Valley Centre?

I urge District staff and Councillors to cancel this application before it proceeds any further.

Regards,

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

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Subject: Re cannabis retail store 1199 Lynn Valley Rd  
Date: May 09, 2022 4:00:52 PM

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**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 Sirs:

Please understand that I am not opposed to the use of medicinal cannabis, especially the oil.

However, as the [REDACTED], now in [REDACTED]  
[REDACTED] I will tell you that I am most definitely opposed to the opening of this cannabis shop thereby making the use and access even more acceptable and available for young people in the area.

Thankfully, in the last 4 months, my [REDACTED] has come out of [REDACTED], realizing how much better [REDACTED] is feeling now that [REDACTED] has a clear head, and desiring a better life. However, [REDACTED] is still very lethargic, lacking the drive to carry out the smallest goals to achieve what most would consider a normal life. The lost years of education, employment, poor health, relationships, trips to court with consequences, and low self-esteem because [REDACTED] did not achieve like many of [REDACTED] high school friends will follow [REDACTED] for some time to come.

I feel that adults approving this shop reinforces the

approval of the use of such products. I also know that having a store, which hopefully sells safe products, does not stop the sale of street drugs, as for many the cost of shopping at a legalized store is more than they can afford.

Have any studies been done in areas where a store has been opened to see the effects it has had on the surrounding area re: comfort of other shoppers, cleanliness in the area, crime rates in the area, and people hanging out?

Lynn Valley Centre has been made into a very comfortable, safe gathering place for all ages. I would hate to see this destroyed because of a cannabis retail store.

Sincerely,

A black rectangular redaction box covering the signature.



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Retail Store - File 08.3060.20/017.22  
**Date:** May 09, 2022 2:21:08 PM

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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 Dejan Teodorovic:

Thank you for your notice of April 19, 2022 outlining the application for Cannabis Retail Store (CRS) in Lynn Valley Centre. I am writing as a concerned North Shore resident.

I do NOT agree with a CRS being approved for this area. Studies show that recreational cannabis is a "gateway" drug leading to the use of "harder" drugs. I have heard many testimonies from drug addicts that have told their addiction journey started with cannabis.

This type of retail can/will draw crime into the area and should not be allowed as it will create an unsafe environment for the community.

Also, the site has been selected on the backside of the mall. I believe that this can lead to loitering and create a "hang out" which in turn may cause disturbance to neighbours.

I ask that you look into the community/social/health impact this type of retailer will have on the area and for Council to say "no" to this application.

Thank you,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Feedback re: cannabis shop in Lynn Valley  
**Date:** May 09, 2022 2:01:50 PM

---

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Hi Dejan,

I am writing to you to strongly oppose the proposed rezoning change which would allow a cannabis shop to come to the Lynn Valley community. In a community with so many young children, teenagers, and families, a cannabis shop will undoubtedly increase marijuana use amongst young people. By providing an easier access route, you will see an increase in usage in this community by those who should not be able to legally access the drug. While there are some medical benefits, marijuana is still a drug with harmful effects. Furthermore, it is a gateway drug. I am in my [REDACTED]'s, but while I was in high school and university, I saw many friends start using marijuana and slowly move to harder drug use like cocaine, ecstasy and mushrooms. To them, they became interchangeable. It is a slippery slope and we do not want to pave the way for drug culture to take root in Lynn Valley. With this comes another slew of problems such as increased crime – which Lynn Valley has seen a substantial increase of in recent months.

In addition to the harmful effects on individuals, as a long-time resident of this community I do not want to see joints on the ground, marijuana smoke to become a common smell on my dog walks, or to worry about my own safety.

The Lonsdale area has shops of this nature and should suffice for marijuana options in North Vancouver. After all, it is only 10mins away.

Thank you for your time.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Cc:** [REDACTED]  
**Subject:** Oppose to open the Cannabis Retail Store at 1199 Lynn Valley Rd  
**Date:** May 09, 2022 12:47:15 PM

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Hi Dejan,

My family and I strongly are strongly against the opening of Cannabis Store at Lynn Valley Mall.

Lynn Valley is a residential area with quite a few Elementary Schools and Argyle Secondary School. If the Cannabis store is open in the mall, it will attract these youngster and bring very bad influence to them.

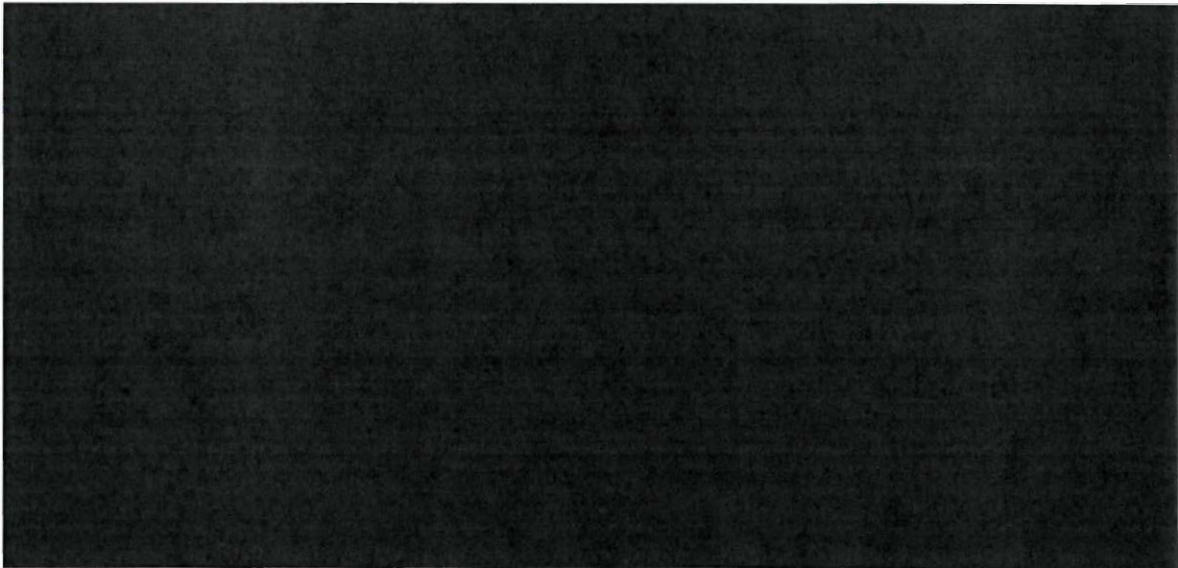
There are quite a few condo towers in the Lynn Valley Mall immediate neighboring area. The strata law all have the stipulation that any kind of smoking, including vaping is not allowed inside the strata unit or on common property, or near the common property. If the residents buy the cannabis, where do they consume it? I am sure it will create lots of contradiction action against the bylaw? Why do the government want to create these kind of conflict actions?

Also, lots of units are rented to tenants by private owners or by a management company. Almost all landlords don't allow any kind of smoking in the

property? Opening the cannabis store will also create the conflict between the landlord and tenant.

As a [REDACTED], I can imagine the disaster consequence from opening a cannabis store. Please stop this idea from now on!

Thank you for your time and consideration!



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Opposed to cannabis store  
**Date:** May 08, 2022 6:11:24 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 Dejan

Thank you for including the public in your feedback regarding the possible Cannabis Retail Store in Lynn Valley Mall. Having recently moved to the area, I am delighted to be living in an area that has so many young families living in it and to see so many people out and about enjoying the neighborhood. The outside area of Lynn Valley Mall has been designed to encourage people and families to meet and interact with each other. I feel that having a Cannabis store in the mall would have a negative effect on all of that. My reason being that some people who buy products from the store would be likely to use the outside area to partake in consumption of Cannabis. This is not what I would like young children to be exposed to or to witness taking place. The air quality too could be affected. I would also consider the number of high school students in the area. Surely there are other sites in different areas that would be more suitable for this type of store.

I am opposed to the store and hope that the mall can find a more suitable, family orientated retailer.

I am wondering why there isn't a notice outside the store with the details and your email address on it for the general public in the area to have input. I have mentioned the proposal to a few friends who live in Lynn Valley and they had no idea of what is being planned. Maybe this is something that could still be done.

Thank you for your consideration.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dean Lederman](#)  
**Subject:** Lynn Valley Centre  
**Date:** May 07, 2022 11:00:12 AM

---

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Hello.

I'm a Lynn Valley resident that strongly opposes a cannabis store in the Centre.

I'm there [REDACTED] on my way home from work and it is full of children and teenagers hanging out after school. I also have [REDACTED] that go to the Centre with their friends. It is not an appropriate place for a cannabis store.

Talking about this with [REDACTED] they feel it is inappropriate as well. Thanks for listening to my feedback.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Tedurovic](#)  
**Subject:** Lynn valley pot shop  
**Date:** May 06, 2022 7:23:08 PM

---

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No, just NO!

WE HAVE NOTHING IN Lynn Valley to shop at other than groceries and winners. Let other small retail take the space. I miss having a hardware store in Lynn Valley and now have to drive every weekend to do any home repairs or maintenance.

There are enough other pot shops to access let alone Uber delivery. Just enough, no more pot shops in a small family oriented community.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis store in Lynn Valley  
**Date:** May 06, 2022 5:22:04 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.

Hi. I own a home in Lynn Valley [REDACTED] ; I grew up in Lynn Valley [REDACTED] I am opposed to a Cannabis store in Lynn Valley Mall. I suggest Edgemont Blvd or Deep Cove as more suitable. Perhaps a kiosk inside the DNV on Queens.  
Thank you.

[REDACTED]



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** NO cannabis stores in LV center!  
**Date:** May 06, 2022 4:13:12 PM

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Not needed everywhere like a Starbucks. If it's not zoned for it why are we trying to make exceptions or amendments for this?

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Date:** May 06, 2022 3:37:54 PM

---

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Hi there,

Thank you for accepting input regarding a Cannabis store potentially coming to lynn valley mall.

I would like to place my vote strongly AGAINST this move. For various reasons I do not support this move. I would love to see lynn valley mall bring in a store that supplies a larger cross section of people and more family friendly.

People already have access to cannabis on the north shore, I do not believe there needs to be an additional location in lynn valley.

Thank you so much,

[REDACTED]

[REDACTED]

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Cc: [REDACTED]  
Subject: RE: Cannabis Retail Store - 1199 Lynn Valley Road  
Date: May 06, 2022 11:50:28 AM

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Hello Mr. Teodorovic,

This letter is in response to the "Notice of Application for Cannabis Retail Store - 1199 Lynn Valley Road".

I am VERY OPPOSED to having a cannabis retail store inside this community oriented mall.

My name is [REDACTED] and I am the [REDACTED] Lynn Valley Center at the address above. I have worked at least [REDACTED] years in the current store [REDACTED]. I have had a good relationship with our customers and have a good understanding of the people to come to this community mall. A majority of our customers are children, teenagers, young families and seniors. We have Lynn Valley Elementary school within 2 blocks of the center, and we also have Argyle Secondary School within 5 blocks of Lynn Valley Center.

We consider ourselves as a "Community Mall". I think another type of store would be a greater benefit to this area, community and Lynn Valley Center.

I think a better location could be found elsewhere.

I propose that the Rezoning Proposition be *denied for this location*.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Application for cannabis retail store - 1199 Lynn Valley Road  
**Date:** May 05, 2022 10:30:19 PM

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Hello Dejan,

I am a resident of Lynn Valley and received notice of the application for a cannabis store in lynn valley centre.

I oppose the approval of the store location as it will make access to cannabis too easy. The mall is used by many young families and is where many teens hang out after school, it would not be appropriate to have such a store in a busy location.

Thank you for considering not approving the application for this location.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Lynn Valley Cannabis  
**Date:** May 05, 2022 1:33:31 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.

Hi Dejan,

I am **not** in favour of a cannabis retail store (CRS) in LV Mall

1. There are plenty already on Lonsdale.
2. If one were to hang out in the mall at lunch time and after school, the place is loaded with the kids from Argyle. I know that doesn't mean they are going to start using drugs just because there is a store there, BUT...can't we offer our young folks a better alternative for their shopping experience...and they do spend!
3. This is such a lame, boring cop-out by the Landlord. Sorry... I think they should be able to do much better in the tenant search in supporting the building of our community.
4. Thanks for your time.

Be kind, be calm, be safe



Date: May 23, 2022

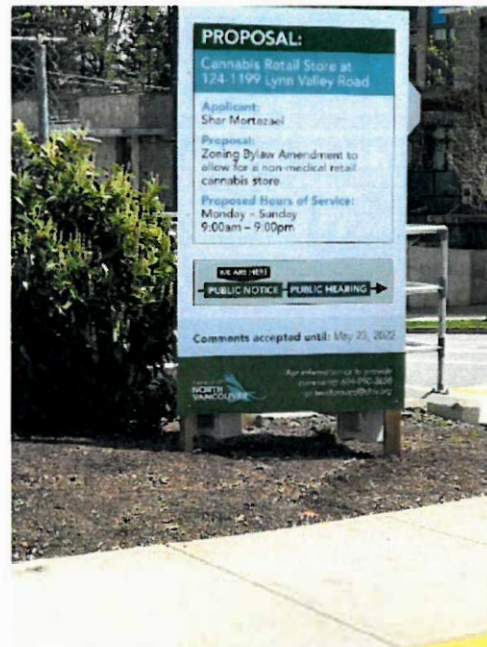
Subject: Shar Mortezaei's application for a non-medical retail cannabis store in Lynn Valley

Dear Dejan Teodorovic,

I was recently informed about the application by Mr. Shar Mortezaei regarding the potential opening of a new non-medical Cannabis Retail Store at 124-1199 Lynn Valley Road. An individual from the community took this picture of the proposal sign that stated that comments were accepted until May 23<sup>rd</sup>, the end of the Victoria Day long weekend, and then emailed the [REDACTED] office, asking for my help. Following that, another individual in the community mentioned this to me and also requested that I look into the matter. [REDACTED]

[REDACTED] I'm always pleased to hear from members of the community [REDACTED]

[REDACTED] but also share our deep concern for the welfare of our community, so I began to explore the issue further. After careful consideration, I must say that as a resident of Lynn Valley and a [REDACTED] to families, youth, the elderly and vulnerable people in this area, I am very concerned about the effect that such a store could have on our neighbourhood and those who live in it, therefore, I am writing in to express my opposition to the proposal.



### The Harmful Effects of Recreational Marijuana on Both Adults and Children

The Government of Canada on their official website has published an article entitled, "Cannabis and your health," a well-documented publication with more than two dozen citations from peer-reviewed, scientific journals that document the deleterious effects that cannabis use can have on a person. There are severe effects of consumption both in the short-term and long-term for individuals that include but are not limited to impairing one's ability to drive, making it harder to learn and remember things, affecting one's mental health, and damaging the lungs. The article also warns that the substance is not only damaging but it is also addictive and can cause serious harm to one's "health, social life, school work, work and financial future."<sup>1</sup>

The Canadian Pediatric Society (CPS) has also published an even lengthier article entitled "Cannabis and Canada's children and youth."<sup>2</sup> This article contains no less than sixty-three references from reputable scientific journals and has been reviewed by the Bioethics, Community Paediatrics, Drug Therapy and Hazardous Substances and Mental Health and Developmental Disabilities Committees of the Canadian Paediatric Society. The article abstract notes that "Cannabis is the most common illicit drug used worldwide and it is used frequently by Canadian teenagers. Cannabis use during adolescence can cause functional and structural changes to the developing brain, leading to damage. Marijuana use in this age

<sup>1</sup> <https://www.canada.ca/en/services/health/campaigns/cannabis/health-effects.html>

<sup>2</sup> <https://cps.ca/documents/position/cannabis-children-and-youth>



group is strongly linked to: cannabis dependence and other substance use disorders; the initiation and maintenance of tobacco smoking; an increased presence of mental illness, including depression, anxiety and psychosis; impaired neurological development and cognitive decline; and diminished school performance and lifetime achievement. Rates of acute medical care and hospitalization for younger children who have ingested cannabis unintentionally are increasing. Ongoing debate concerning cannabis regulation in Canada makes paying close attention to the evidence for its health effects and ensuring that appropriate safeguards are in place, vital public health priorities.”

The CPS is not alone in their warnings about the dangers of exposure to cannabis, especially for young people. The U.S. Centre for Disease Control and Prevention (CDC) has also noted that the psychoactive component of cannabis, THC, “can be passed to infants and children through secondhand smoke,” and that “people exposed to secondhand marijuana smoke can experience psychoactive effects, such as feeling high.”<sup>3</sup> Furthermore, they note that “Children exposed to THC are potentially at risk for negative health effects...Other research shows that marijuana use during adolescence can impact the developing teenage brain and cause problems with attention, motivation, and memory...More research about the effects of marijuana secondhand smoke is still needed.”

Dr. Claire McCarthy, a senior faculty editor for Harvard Health Publishing, warned in an article targeted at laymen and not academics, about the dangers of marijuana exposure for kids. She notes, “While research is still ongoing, there is evidence to suggest that when youth and young adults (whose brains are still developing) are exposed to marijuana, it may have permanent effects on executive function, memory, and even IQ.”<sup>4</sup>

#### “Sensitive Areas” in the Policies of Other Cities in the Lower Mainland

There is no question that these dangerous side effects of recreational marijuana usage have caused city councils all over the Lower Mainland to wrestle with whether to permit dispensaries to operate within their boundaries. The cities of Richmond and Surrey both currently prohibit cannabis dispensaries from operating. New Westminster, the Township of Langley, the City of North Vancouver, Port Moody, and Vancouver, just like the District of North Vancouver, all require dispensaries to be located a certain distance from schools, however, these cities also include “sensitive use” areas that take into account places like community centres, playgrounds, recreation centres, etc. In the case of the City of Vancouver, they require that any cannabis dealer be located at least 300 metres away from not only schools, but also community centres and neighbourhood houses among other areas.<sup>5</sup>

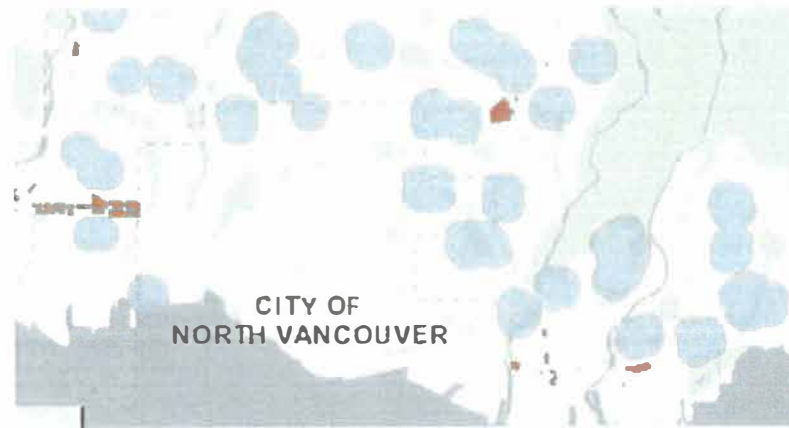
However, a perusal of the current District of North Vancouver (DNV) requirements to start a non-medical cannabis retail business, as of today, lists only three criteria: 1) “zoned to allow a liquor store,” 2) “located at least 200 metres from any elementary or high school,” and 3) “located within the Lions Gate & Marine Drive Corridor, Maplewood, Lynn Creek, or Lynn Valley Town Centers, as defined in the Official Community Plan.” **Unlike the other cities mentioned above, there is no mention made of sensitive areas.**

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<sup>3</sup> <https://www.cdc.gov/marijuana/health-effects/second-hand-smoke.html>

<sup>4</sup> <https://www.health.harvard.edu/blog/secondhand-marijuana-smoke-and-kids-2018060514012>

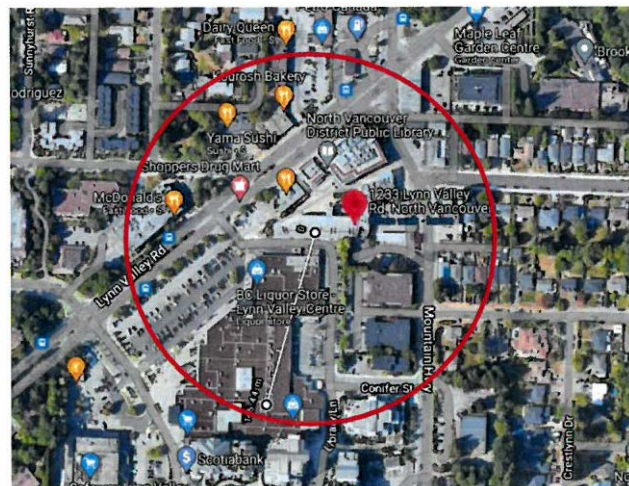
<sup>5</sup> <https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence-applicants.aspx>



A snapshot of the map provided by the DNV clearly shows that Lynn Valley Town Centre (in brown) is outside the 200-metre exclusion zone of nearby schools. However, it is also not hard to see that Lynn Valley Town Center is a small pocket that is completely surrounded by schools on all four sides: Lynn Valley in the north, Ross Road to the east, Ecole Boundary to the west, and Eastview to the south. As the purpose of having exclusion zones in the first place is to minimize the possibility of contact with children, it would seem risky to have such a shop open up in a place that is literally hemmed in by schools on every side. Given that the DNV is already serviced by other retail cannabis dispensaries, just minutes away from Lynn Valley, it would be difficult to argue that failure to open a store in Lynn Valley would represent an undue hardship and make such products unattainable to those seeking.

**I would contend that Lynn Valley Town Center is an area of great importance to our community and thus, a “sensitive area” that needs to be considered as part of an exclusion zone.** Given that Lynn Valley Village is well known for being pedestrian-only and hosting summer concerts and other community events, there is no question that youth and children regularly frequent the place. My own family has participated along with many others in the community in library storytimes, dance classes, etc. During the tragic knife attacks that took place in the plaza in March of 2021, I myself along with many others laid flowers in the plaza as our community grieved together. It was there on the bare concrete that individuals wrote chalk messages of hope along with the hashtag #LynnValleyStrong. Pastors in the community gathered with shocked congregants to pray with them and support them. All this to say that our Lynn Valley community is close-knit and the Lynn Valley Town Centre’s importance to all members of the community—both young and old, cannot be understated.

If even a 150-metre exclusion zone (half the 300 metres required by the City of Vancouver) were to be considered with the plaza—where many families walk, play, and congregate for events regularly—being at centre, this significantly smaller exclusion zone would not allow for the opening of a cannabis retail store in the mall (see red circle in the satellite photo above).





If a cannabis retail store were to open, I do not think that it would be a stretch to assume that increased sale of cannabis products would lead to increased consumption which would also result in an increase in the amount of cannabis smoke in the air which would make life, especially for families with young children, particularly unpleasant and even hazardous. Family outings to community events in the plaza could be seriously affected by individuals choosing to buy and smoke in the midst of festivities. Furthermore, for those living in the area, they might also experience the loss of “quiet enjoyment” of their living spaces, as they are forced to close their windows and doors in the heat of summer to avoid the strong smell of marijuana smoke. Given that this area needs to be able to maximally enjoyed by all and not just those partial to recreational marijuana smoking, I think it is imperative that Lynn Valley Town Center’s unique role in our neighbourhood be given special consideration.

### Consideration of the Potential Damage Due to Increased Recreational Marijuana Usage

As the DNV considers whether to proceed with plans to approve a retail cannabis store in Lynn Valley, I believe that some other very specific considerations also need to be made. In the previously mentioned Canadian Paediatric Society article, the society also provides the following recommendations to governments:<sup>6</sup>

- 1) Prohibit sales of all cannabis products to children and youth under the legal age for buying tobacco products and alcohol (18 or 19 years, depending on location).
- 2) Consider limiting the concentration of THC in cannabis that 18- to 25-year-olds can purchase legally.
- 3) Enact and rigorously enforce regulations on the cannabis industry to limit the availability and marketing of cannabis to minors. These regulations must:
  - a. prohibit dispensaries from being located close to elementary, middle and high schools, licensed child care centres, community centres, residential neighbourhoods and youth facilities.
  - b. prohibit the sale of cannabis products by means of self-service displays or dispensing devices.
  - c. mandate strict labelling standards for all cannabis products, including a complete and accurate list of ingredients and an exact measure of cannabis concentration.
  - d. mandate package warnings for all cannabis products, including known and potential harmful effects of exposure (e.g., to young children and the fetus during pregnancy), similar to messaging on cigarette packaging.
  - e. mandate and enforce strict marketing and promotional standards, including a ban on all cannabis industry-related advertising and on the sponsorship of events, activities or permanent facilities by the cannabis industry.
  - f. mandate and enforce a ban on the marketing of cannabis-related products using strategies or venues that attract children and youth, including (but not limited to) ‘candy-like’ edibles, ‘giveaways’ and promotion through social media.
  - g. restrict the online sales of all cannabis and related products only to individuals identified as being older than the legal drinking age in the province or territory where they reside.
- 4) Extend and align existing anti-tobacco legislation at all government levels to include cannabis (i.e., prohibiting smoking in public venues, smoking in cars where a child is present).
- 5) Fund public education campaigns to reinforce that cannabis is not safe for children and youth by raising awareness of the harms associated with cannabis use and dependence. These campaigns

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<sup>6</sup> <https://cps.ca/documents/position/cannabis-children-and-youth>

should be developed in collaboration with youth leaders and should include messages from young opinion-leaders.

- 6) Invest in the development and implementation of programs for routine roadside detection of cannabinoids and determine suitable consequences for youth who are found to be under the influence.
- 7) Increase funding for the research, prevention and treatment of substance use in adolescents and young adults.
- 8) Increase funding for mental health promotion and for treating mental illness in this age group.
- 9) Consult with Indigenous communities on adapting legislation, preventative measures and/or interventions to meet local conditions and cultural requirements.
- 10) Actively monitor the impacts on youth of changes to cannabis legislation.

I think that these points and subpoints need to be addressed with serious answers when considering opening up a retail cannabis store in Lynn Valley. My personal questions along those lines would be:

- 1) Does the DNV consider Lynn Valley Town Centre to be a "community centre" (3a) and a "sensitive area?" And if so, what legislations will they put in place to ensure that it is protected by an exclusion zone?
- 2) Will opening a store like this in Lynn Valley lead to a rise in the number of youth and children using recreational marijuana? If so, what will be the long-term effects on them, our society, and the healthcare system? Has an increase in funding already been put into place to proactively prepare for the "treatment of substance use in adolescents and young adults?"
- 3) Has additional funding been provided for "mental health promotion and for treating mental illness in this age group?"
- 4) What laws will be put into place to ensure that individuals understand the "potential harmful effects of exposure (e.g., to young children and the fetus during pregnancy)"?
- 5) What restrictions on marketing and packaging will be enforced to ensure that children do not unintentionally ingest cannabis products that will only become more prevalent in Lynn Valley?
- 6) Will the DNV "fund public education campaigns to reinforce that cannabis is not safe for children and youth by raising awareness of the harms associated with cannabis use and dependence?" Have "youth leaders" been consulted in our community?

## Conclusion

In conclusion, I think it is not hard to see that given the dire warnings raised in the medical literature, we must err on the side of caution, especially when it comes to the adverse effects recreational marijuana has on youth. Lynn Valley Centre's special status as a community central hub needs to be considered. Bylaws that protect the vulnerable must be put into place to prevent greater social harm from occurring. Support for any local business must be carefully weighed against any potential harms it may bring. I would appreciate a response to the concerns raised in my letter as I am sure that I speak for at least those who have come to me directly as well as others who have not. I would also appreciate an opportunity to address this in person at a future public hearing should one take place.

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Retail Store Proposal 1199 Lynn Valley Road  
**Date:** May 05, 2022 1:04:54 PM

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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.

Thank you for your notice of application for the Cannabis Store at Lynn Valley Mall.

I will keep my feedback simple. I am against this proposal.

I am against having a Cannabis store in the Lynn Valley Mall because this is a very family oriented neighbourhood and I don't think this activity should be in this mainstream location. I would support if the products were included in the liquor store at the mall or if it was in a Central Lonsdale area or on Marine Drive but not in a family oriented mall like this. Especially this close to the local Argyle High School. I have a [REDACTED] and would prefer [REDACTED] not be exposed to this in this way.

Sincerely,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Retail Store - 1199 Lynn Valley Rd.  
**Date:** May 05, 2022 11:52:29 AM

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I am writing in support of the proposed Cannabis Retail Store in Lynn Valley Centre. I feel this would be a good addition to the services provided in the mall. Thank you for asking for community input.

[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Retail Store in Lynn Valley - 1199 Lynn Valley Road  
**Date:** May 05, 2022 11:49:25 AM

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Dear Dejan,

Thank you for the opportunity to express my thoughts.

I write with great concern after receiving a letter in the mail about a permit to be conceded to open a Cannabis store at Lynn Valley Road.

Lynn Valley is a neighbourhood known for the high density of families and children, it is a quiet neighbourhood oriented to family, traditions and cultures.

I can say as a resident that we had a big impact when they authorized the construction of a liquor store in the mall and it is already clear that our neighbourhood is no longer as safe as it used to be. With the liquor store came vandals, homeless people, and other types of people weakened and destroyed by this drug. And now the District is asking if we want a store that sells another drug that destroys thousands of lives every year.

**I am completely opposed to the fact. I am actually concerned that the government would even consider such a thing.**

There are daycares, Elementary and High Schools, Library, and several family houses surrounding the proposed location. It is not the best place for that type of store.

We are supposed to talk about indoor playgrounds, concerts, affordable houses, another Elementary School (we have full capacity for all of them now), etc, but we are talking about Cannabis... Why? because it is a market that moves billions of dollars... perhaps... Is it necessary...?

I understand that the laws about cannabis have changed recently but I still believe that having a store that sells cannabis right next to daycares, and schools, families 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 their most vulnerable state in their early years. I truly hope my voice is heard and that this proposal does not go through.

No Cannabis!!!! No Drugs!!!! Please.

BTW you can put a Dollarama store :) or maybe more affordable daycares :)

Please feel free to reach out to me if needed.

Thank you,

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Subject: Cannabis Retail Store  
Date: April 29, 2022 12:17:12 PM

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**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.

[REDACTED]  
[REDACTED] we have not received the letter informing us of the application for the Cannabis store at the mall. Please send these letters to our tenants [REDACTED]  
[REDACTED] As one of the [REDACTED] neighbours, I feel that we should be informed of this.

Also, as per the copy of the letter received from a friend dated April 19th, I would like to voice my objection to a Cannabis store in the mall which is frequented by families. It is an inappropriate location for a Retail Cannabis store.

Thank you,

[REDACTED]  
[REDACTED]  
[REDACTED]

P.S. I left a voicemail asking you to return my call. You may ask for me or my [REDACTED] to let us know when these letters will be sent out.



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis store  
**Date:** May 02, 2022 2:34:14 PM

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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 District of North Vancouver,

First let me express strong disappointment that the residents near Lynn Valley Centre were not notified of the application for a Cannabis store. I live [REDACTED] the Centre and found out through a friend who lives at [REDACTED]

There are so many things we would like to see in Lynn Valley Centre. It seems that the most recent additions have been banks and real estate offices, with the exception of two expensive fast-food outlets and a small music store. It is quickly becoming a very boring office complex. We are lacking a shoe store, gift shop, family restaurant, local crafters/artists outlet, hardware store, toy store, sporting goods store. There are endless possibilities to pursue rather than a Cannabis store that is very much out of place in our Lynn Valley Community.

Please do not consider this application. It would be such a disappointing and inappropriate addition to our community.

Many thanks,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** RE: File: 08.3060.20/017.22 Case: PLN2022-00017  
**Date:** May 02, 2022 8:13:10 AM  
**Attachments:** [image001.jpg](#)

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Good Morning Dejan,

Thank you for your message.

If you require any further detail as to why I am opposing the application, kindly let me know and I will send you a further e-mail.

Thank you.

Regards,

[REDACTED]



**From:** Dejan Teodorovic <teodorovicd@dnv.org>  
**Sent:** Monday, May 02, 2022 7:43 AM  
**To:** [REDACTED]  
**Subject:** RE: File: 08.3060.20/017.22 Case: PLN2022-00017

Hi [REDACTED]

You can respond directly to me by email. Your comments would be included in a future report to Council and a redacted set of comments would be provided to the applicant for their review and consideration.

Should the item proceed past 1<sup>st</sup> reading and on to a Public Hearing a second notification will be mailed and you will be provided with an option to sign up and speak before Council. If you have any further questions please do not hesitate to contact me directly, thanks.

Cheers,  
Dejan

**Dejan Teodorovic,** MCIP, RPP  
**Planning Assistant**



355 West Queens Road  
North Vancouver, BC V7N 4N5



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

604-990-3658

**From:** [REDACTED]

**Sent:** April 29, 2022 11:13 AM

**To:** Planning <[Planning@dnv.org](mailto:Planning@dnv.org)>

**Subject:** File: 08.3060.20/017.22 Case: PLN2022-00017

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.

Good Morning,

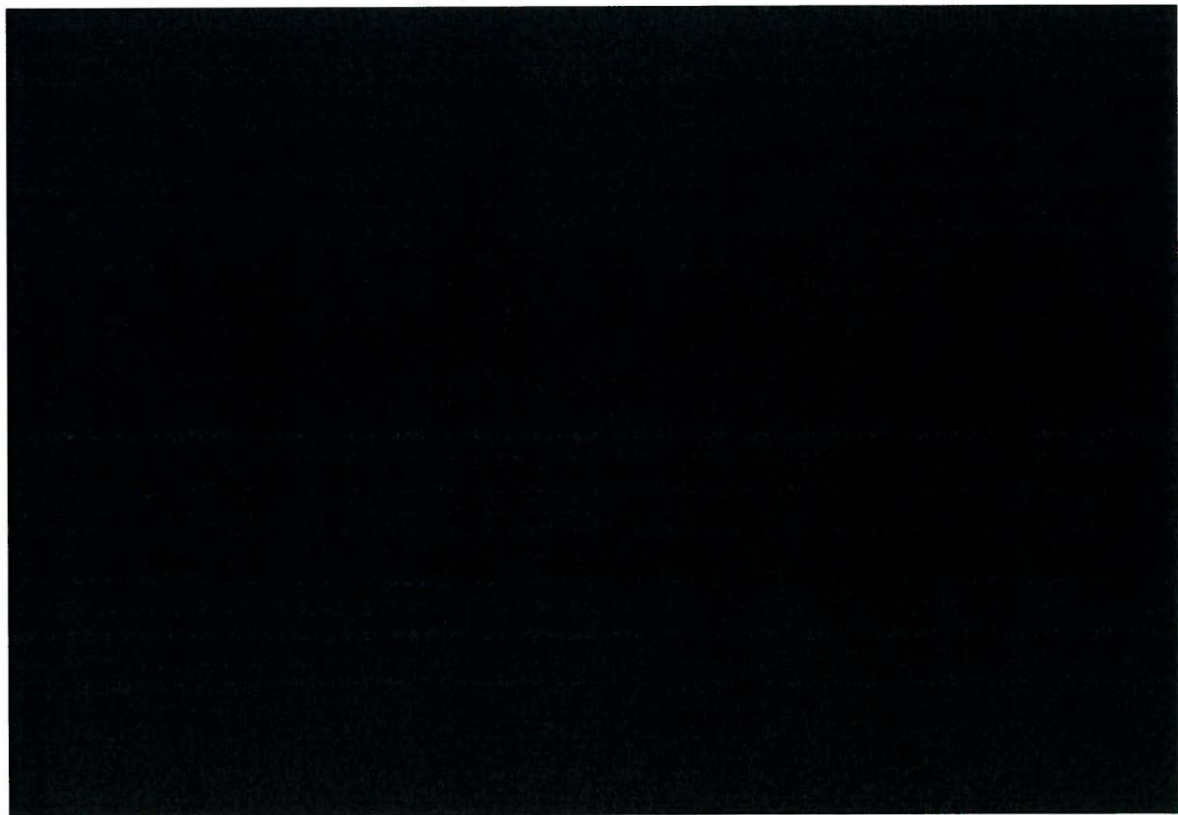
I am writing in response to receiving a notice of application to amend zoning for 1199 Lynn Valley Road (Lynn Valley Mall) to accommodate a cannabis retail store.

I would like to express my opposition to this. Please advise what avenue I can take to formally voice my opinion.

Thank you.

Regards,

[REDACTED]



From: [REDACTED]  
To: [Dejan.Lecotovic](mailto:Dejan.Lecotovic@dnv.org)  
Cc: [mortezass@dnv.org](mailto:mortezass@dnv.org)  
Subject: File: 08.3060.20/017.22 Case PLN2022-00017  
Date: May 01, 2022 1:59:57 PM  
Attachments: [PastedGraphic-2.tif](#)

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**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 Dejan:

**RE: Cannabis Retail Store - 1199 Lynn Valley Road**

I live at [REDACTED], [REDACTED]  
[REDACTED] Lynn Valley Mall. My peace and quiet is already disturbed by the number of service trucks (mostly delivery or garbage) from 7 a.m. onwards, seven days a week. I want to state that I am **NOT in favour of having a cannabis store anywhere near the Mall.**

My biggest concern is the availability of Cannabis to local high school students and the general public where they may gather to enter or hang around the store after school and into the evenings seven days per week. Our building is also filled with young families and to see people coming and going in the parking lot or area will just add to the noise, potential partying and curiosity of our youngest people.

[REDACTED] I had no idea that Conifer Street would be a main thoroughfare for large trucks and [REDACTED]

I appreciate that you are polling the people and wanted to let you know that to maintain the value and cleanliness of our homes and surroundings, I am **not willing** to have a Cannabis store at the Mall, inside or outside the main mall area.

Thank you for letting me voice my opinion.

With warm wishes,

[REDACTED]

[REDACTED]

From: [REDACTED]  
To: [Dean Tedorovik](#)  
Subject: PLN -2022-00017 NOTICE OF CANNABIS RETAIL STORE-1199 LYNN VALLEY CENTRE  
Date: April 30, 2022 4:44:13 PM

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**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.

First of all I would like to ask why we did not get the notice for this application that was mailed out on April 19, 2022? We live in [REDACTED] which is [REDACTED] [REDACTED] Lynn Valley Centre [REDACTED] [REDACTED] [REDACTED] and certainly should have been included in the neighbourhood mailing.

Secondly, I would like to register my objection to having a cannabis store in Lynn Valley. We have sufficient social problems in Lynn Valley without making cannabis more readily available, and frankly, judging by the wafts of aroma that come from people walking in front of me, there doesn't seem to be any problem for people accessing it at the current locations. I have friends who start feeling like they have the flu whenever they have been near the second-hand smoke from a cannabis user. I believe that Lonsdale and Lower Lonsdale and on Marine Drive the better options for cannabis retailers. Another point regarding having a cannabis retail outlet in Unit 124 in Lynn Valley Centre, is that the pet store is right next to the proposed location and cannabis can be very harmful to pets. I have visited the Blunt location on Lonsdale and although they try to keep the store sealed, you can smell the cannabis outside their door, especially when people are going in and out. People who use cannabis don't realize the smell that emanates from them as the cannabis aroma clings to their clothing.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Cc:** [REDACTED]  
**Subject:** Cannabis Retail Store 1199 Lynn Valley Road  
**Date:** April 28, 2022 10:16:13 PM

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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 Dejan

Thank you for engaging the community and neighbours in Rezoning applications. We live in [REDACTED] and are directly impacted by this.

To give a fair chance to all parties, I took a stroll though the stores and walkways around the proposed site. I thought, if there are enough of the type of people who would frequent the store, then there may be justification.

What I actually saw was families, with young kids everywhere. It is a pleasingly clean environment, with the 'sleuth' of bears, EV charging stations, Starbucks, bubble tea type places, bakery, Kins etc, catering to the healthy pursuit of clean living. Nothing about what I saw, screamed out Cannabis!

The final image in my mind was three 9-11 year-old girls in Winners, scampering around with different tops, draping them over each other, laughing and delighting in being that age. They were impressionable and probably unaware of how they were drawn by fashion and 'trapped' by what other famous people were wearing and doing. These are the victims of any vice. My objection to this, is to protect those kids, who I don't know, but who will be at risk and who are the future of our community.

In publishing these Notices, it would be useful to know the address (or at least area) of the applicant. Often they live in large safe luxurious houses far away from the bustle of the mall, and all they want is to trap our community into their vice.

No, no and again NO.

Yours truly

[REDACTED]

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Subject: RE: Cannabis Retail Store - 1199 Lynn Valley Rd.  
Date: April 28, 2022 9:37:27 AM

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**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.

Hi Dejan,

Recently I received in the mail a notification about the application to install a Cannabis Retail Store in Lynn Valley Centre.

I have lived in this community for [REDACTED] years now. This is a very family oriented neighbourhood, with most individuals having one or two children, the majority under the age of ten. There are several elementary schools and high schools within a five km radius of Lynn Valley Centre. Almost everyday, once school is out, kids from all of these schools go straight to the mall. Teenagers go to grab a pizza or coffee or A&W, the younger ones go with their parents to the mall to grab a sticker from the iParty Dollar Store (that is close to the location you have proposed this unit), or to walk over the library and check out a few books or attend a dance class, or to sit outside at starbucks or delanys and grab a drink and cookie. On rainy days when there is nothing to do, kids just walk around the centre to spend time with their friends.

As a [REDACTED] who sees all of this and knows what a family friendly neighbourhood we live in, I ask that you please consider denying this rezoning. A cannabis store has no place in a family oriented centre such as Lynn Valley Centre and adding it will bring the wrong crowd to our neighborhood and will drastically change the warm and welcoming environment of Lynn Valley Centre that our kids and ourselves frequent. Please deny this application.

Thanks for your letter and for giving me, and others like myself, the opportunity to provide their input.

Sincerely,

[REDACTED]



From: [REDACTED]  
To: Dejan Teodorovic  
Cc: [REDACTED]  
Subject: Cannabis Retail Store-1199 Lynn Valley  
Date: April 28, 2022 8:01:41 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.

**Re: File 08.3060.20/017.22. Case: PLN2022-00017**

Hello Dejan,

My name is [REDACTED] and I am a [REDACTED]. We have been in our [REDACTED] building since its inception, and this is not the end of news we would like to hear in our community. We have seen many changes throughout the time we have been here and was hoping that this community would grow more in a positive way to enhance the image of Lynn Valley and still nurture its family-oriented lifestyle. It is a community based on supporting each other and helping our neighbours when times have been at its worst for growing theft from items left outside private property, the isolated stabbing incident at the LV library and vehicle break ins to name a few disturbances.

My family and I would like to voice our concern over this particular proposal to utilize Unit 124 in our family oriented mall for a Cannabis retail store. It isn't an appropriate neighbourhood for its arrival as it could potentially bring in unwanted parties to linger around post purchase. We have Argyle, Sutherland, Carson Graham, and Mountainside secondary schools as well as our elementary schools in this area and having the convenience of a Cannabis store is quite disturbing. These high schoolers are already loud enough with their skateboards and group activities late into the night, inside the pl Save On Foods parkade and often on the Lynn Valley avenue sidewalks and Safeway parkade. It would be more than easy for them to gain access to this retail store and the ease in it makes it concerning for a lot of parents that define this location. Not only would it mean increased security guards and cameras for the area for their proposed 9-9pm operation 7 days a week, but the necessity of having it enter our mall is questionable.

We voice our opinion today in hopes of being a part of many others who will oppose this.

Regards,

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Proposed cannabis retail @ 1199 Lynn Valley Rd  
**Date:** April 26, 2022 11:31:51 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.

Hi Dejan.

[REDACTED] & I are opposed to the establishment of a Cannabis Retail store within the Lynn Valley Mall. Lynn Valley is a family oriented neighbourhood. It is not fitting to have this store in Lynn Valley. Many high school kids come to the mall for lunch, etc. It's not appropriate to have this store here, especially in the mall.

Please turn down the proposed Rezoning Text Amendment.

Thank you, [REDACTED]



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** ~~1199 Lynn valley Rd. Cannabis - YES~~  
**Date:** April 25, 2022 6:33:49 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.

Dejan,

Thanks for mailing us information about the proposal for the cannabis retail store at 1199 Lynn Valley Road.

I approve of the application. Please move ahead.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Retail Store - 1199 Lynn Valley Rd  
**Date:** April 25, 2022 1:33:45 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.

Good afternoon,

I am reaching out today to share my thoughts on the proposal for the new cannabis retail store in Lynn Valley. As a resident of [REDACTED], I do not favour this proposal for a cannabis shop in our Lynn Valley neighbourhood. It seems very unnecessary considering there is already a BC Cannabis store that just opened in Park and Tilford Mall, which seems a lot more reasonable in an area that isn't near residences. Please consider this opinion toward your proposal and locate your store elsewhere in a non-residential area.

Thank you.

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Objection  
**Date:** April 23, 2022 11:04:20 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 city manager,

This is the owner of [REDACTED] North Vancouver.

I am objection on the proposal of cannabis retail store -1199 Lynn Valley rd.  
I do not want to see smokers and cannabis walking around our community.  
Please do not approve this cannabis retail application.

Thank you  
[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Application for Cannabis Retail Store -1199 Lynn Valley Road  
**Date:** April 23, 2022 7:41:30 PM

---

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To Whom It May Concern:

As neighbours of Lynn Valley Mall, volunteers in the community and parents of young children and teenagers, we wholeheartedly disagree with the district allowing a Cannabis store in this area.

Locating this "drug" store in an area frequented by so many families is completely out of character for the area and a very poor example for young people. Medical evidence by the Canadian Paedriactic Society outlines the potential harm for youth:

<https://cps.ca/documents/position/cannabis-children-and-youth>

Bringing these stores into family neighborhoods is irresponsible and damaging. We disagree strongly with any attempts to change or amend the current bylaws. Listen to your constituents, this is our community and we want it to stay safe and healthy for the future of tomorrow.

Sincerely,

[REDACTED]

Get [Outlook for iOS](#)

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Lynn Valley Cannabis Retail Store application - feedback from neighbours  
**Date:** April 23, 2022 11:01:45 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.

Hello Dejan -

Thank you for public notice mailing regarding the application the District of North Vancouver is considering for rezoning to allow and approve a Cannabis Retail Store at Lynn Valley Mall located at 1199 Lynn Valley Road.

As you know, our area has also been subjected to huge development plans in the existing Lynn Valley Safeway area.

We, the area residents, who work very hard to purchase homes and support our community, and pay taxes, do not need a Cannabis store at Lynn Valley Mall for the sole purpose of a Cannabis entrepreneur to make money.

As you know, there is already a Cannabis store just down Mountain Highway at the Park and Tilford shopping area, likely less than a mile away, which is easily accessed on bus route or by car 5 minutes away. Those seeking marijuana purchase can go there.

Another Cannabis store in close proximity is totally unnecessary. As well as Park & Tilford, there are other Cannabis stores in North Vancouver purchasers can go to.

Unlike Park & Tilford - Lynn Valley Mall is a neighbourhood mall, completely immersed in a residential area connected to homes. We do not need a Cannabis store operating 12 hours a day 7 days a week amidst our homes.

Park and Tilford or Lonsdale or other areas do not have the same residential proximity as proposed Lynn Valley location, amidst our homes and only steps from our front door.


We already are subjected to area residents who consume and smoke marijuana in close proximity to the open windows of our homes, disregarding the way marijuana smoke smell travels.

Have you ever driven behind a vehicle ahead, being in the downdraft of driver smoking marijuana while driving? Television PSA's warn of the dangers of driving high. Just because it is legal to consume, does not mean this is acceptable consumption.

I urge you to reconsider and reject this application - simply so marijuana entrepreneurs can make money. While residents work hard to pay for their homes.

Retail Cannabis stores should never be considered for locations and operating hours amidst residential homes. Lynn Valley is a family mall. Suggest industrial, non-residential area if you are going to consider.

Thank you. Please kindly confirm receipt of this email and provide updates.

  
Lynn Valley resident

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Feedback on proposed rezoning for cannabis retail store in Lynn Valley Centre  
**Date:** April 23, 2022 10:00:28 AM

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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.

Hello Dejan Teodorovic,

I received the District's letter about the proposed zoning text amendment to allow a cannabis retail store in Lynn Valley Centre. I live really nearby on Ross Road.

While I suppose it makes sense to allow cannabis if liquor sales are permitted, I would like council to consider the bigger picture which is we just had approval for amendments / exceptions for a much larger liquor store in the same mall and previously approval for off sales from three other liquor selling establishments since COVID. I oppose the amendment in this context. We don't need a cannabis store in Lynn Valley – there are plenty of options already available nearby off Lonsdale and with the new cannabis store that opened at Park & Tilford. We already have trouble with impaired people smoking and/or drinking in the pocket parks off Ross, Sunnyside, and along Lynn Valley Road, despite smoking being prohibited. There appears to be no enforcement, other than increased signs when the fire risk is extreme. As someone living in an aging adjacent wood frame building without sprinklers, it is a big concern.

More and more of the strata buildings around Lynn Valley Centre have bylaws prohibiting smoking and this is pushing people to smoke in parks and on commercial establishment property. A nice walk in the neighbourhood usually has the added aspect of second hand smoke along the route. The push and pull of "it's legal!" with "second hand smoke is a health hazard / poorly attended smoking is the leading cause of fire loss in apartment buildings" is not helped by making cannabis more available. If the proposed store sold CBD oils and not smoke-able cannabis, then that may be a suitable compromise. Otherwise, I am strongly opposed to the amendment.

Yours sincerely,

[REDACTED]  
[REDACTED]



**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis store Lynn Valley  
**Date:** April 23, 2022 9:02:51 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.

Regarding file 08.3060.20/017.22

Hello

Thank you for your mail correspondence regarding the idea of a cannabis store in Lynn Valley. My family and I would like to register our disapproval to this idea. The legalization of marijuana was done for political reasons and not health and safety. The evidence that marijuana is harmful to the body and especially the brain is overwhelming. The psychoactive chemical THC is the leading cause of mental health conditions such as psychosis amongst other mental health conditions ( anxiety, depression). There is an overwhelming correlation in the data that supports this and there is not enough research to support that CBD is ok. In comparison to alcohol, marijuana is far more intoxicating, impairing and damaging with smaller amounts when compared to roughly the equivalent amount of alcohol. As a health care worker with over 20 years experience in mental health and substance use, and having done multiple presentations etc on the correlation and impact of marijuana and mental health I feel I have some knowledge on the matter. It should also be pointed out that many people who use marijuana will often smoke on the low end a gram a day which in comparison to alcohol is like a bottle of wine. That is substance abuse and leads to dependency.

The legalization movement was not done properly, there is a real deficit in public knowledge of the negative impacts of this drug. There have been no studies done to determine if there has been an increase in marijuana use since legalization and no studies to determine if ease of access has increased use amongst youth and adults. We should move forward from an evidence based practice when it comes to things that can be as potentially harmful and easily abused as drugs like marijuana.

Our neighborhood is and should continue to be a family centered one and not be pressured, rushed etc into a big city urbanized environment.

I would be more than happy to come and discuss with council to provide an alternative voice to the misinformation of the drug advocates. I will be following up with a phone call.

Cheers

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Feedback cannabis store  
**Date:** April 23, 2022 1:04:19 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.

Greetings!

I would prefer not to have a cannabis store in my local area as although I understand it is legalized, this area is pet friendly community and I would prefer to avoid encouraging youth with access to weed as it's not pleasant smelling nor do I appreciate our little fur friends having to inhale that. I'm a firm believer that creating a market creates and breeds the need, and I feel this would only attract stoners to our neighbourhood and promote open use to smoke out in public which is not currently reinforced but merely frowned upon. The last thing I would like is to turn Lynn Valley into an East Hastings type of situation. I am firmly against it myself living in one of the high rises on The Residence.

Kindly stop this from happening.

Regards,

[REDACTED]

Sent from my iPhone

From: [REDACTED]  
To: [Dean Teodorovic](#)  
Subject: Cannabis Retail Store - 1199 Lynn Valley Rd.  
Date: April 22, 2022 8:35:14 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 Mr. Teodorovic:

Thank you for the opportunity to express my views on the proposal of rezoning The property located at 1199 Lynn Valley Road unit 124 to allow for a cannabis retail store ("the proposal").

I am horrified at the prospect that this proposal would be allowed for multiple reasons.

I reside at a [REDACTED] that is located [REDACTED] to the mall. I walk through the parking lot between these properties on daily basis. Currently it doesn't happen very frequently that I experience the smell of marijuana in my neighbourhood but when it happens I have very strong physical sensation of disgust and vomit inducing sensation. If the store is allowed it is plausible encountering of marijuana smokers at my doorstep very frequently. I don't want that to be happening to me.

My [REDACTED] has been struggling with avoiding cannabis and if the store is so close to our apartment I see this as a direct threat to [REDACTED] health. I want to see my [REDACTED] to succeed in avoiding cannabis. The proposed store would be so close that it would provide unnecessary temptation. In addition [REDACTED] that makes it imperative that [REDACTED] avoids marijuana.

I don't believe that using marijuana products promotes a healthy lifestyle for the members of my community especially the younger people. It is a proven fact that smoking destroys health. Unfortunately so many people including politicians in the position of power are making it easier and easier to propagate marijuana products in our communities. For the sake of my neighbours I object to this proposal. High density residential buildings are located adjacent to the mall.

Thank you for your consideration and for your work in processing feedback for the proposal.

Best regards,

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Against the cannabis retail store opening in Lynn valley  
**Date:** April 22, 2022 12:33:23 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 Dejan Teodorovic:

We received your letter (file: 08,3060.20/017.22. Case: PLN2022-00017) deal with the cannabis retail store in Lynn Valley centre. As the residents in Lynn Valley, we strongly against the opening of the cannabis store in our neighbour. Hopefully your Council reject their application for our children.

Thank you

Yours

[REDACTED]

Sent from my iPad

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Cc: [REDACTED]  
Subject: Cannabis Retail Store proposal for 1199 Lynn Valley Road  
Date: April 22, 2022 8:36:44 AM

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**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 Dejan Teodorovic,

We are opposed to changing the zoning to allow for a cannabis retail store in Lynn Valley Centre for the following reasons:

- 1) With recent redevelopment, there are many people (including families with young children) who live directly across from the proposed retail store.
- 2) There is already excessive noise from traffic in the East parking lot of Lynn Valley Centre that creates a nuisance for people living in this area. The proposal will increase traffic and noise.
- 3) The increased traffic will also bring safety concerns for pedestrians and nearby residents.
- 4) There will be an increase in people loitering and using products from the proposed cannabis retail store in this area. This is not acceptable in a public space that is now a residential area with a growing family population.

Our suggestion is to close the parking area on the East side of Lynn Valley Centre and move all parking to the west side of the mall and underground. As per the Lynn Valley Centre OCP, this area would serve an excellent green space for local residents and decrease noise, traffic and safety concerns for all residents.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]  
To: [Dejan Teodorovic](#)  
Subject: I DO NOT AGREE!  
Date: April 21, 2022 3:34:32 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.

Dear Dejuan Teodorovic

As a resident of [REDACTED] of north Vancouver, I don't agree the plan of a cannabis retail store at 1190 Lynn Valley Rd. The reason is the [REDACTED] just around the location in which the cannabis is planned to be. I have [REDACTED] I don't want them close to the cannabis store. And also [REDACTED] have [REDACTED], [REDACTED] doesn't agree with the plan, neither.

The commercial cannabis store will attract more addicts, my [REDACTED] and I don't think that's safe for [REDACTED]. Also the value of my properties may be in the risk due to the plan.

Please no cannabis store in my community!

Best regards

[REDACTED]

**From:** [REDACTED]  
**To:** [Dejan Teodorovic](#)  
**Subject:** Cannabis Retail Store - 1199 Lynn Valley Rd.  
**Date:** April 22, 2022 2:15:16 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.

Hello Dejan,

I received the notice of the proposal for a cannabis store in Lynn Valley Mall today, and I'm writing to let you know that I think it's a great idea and have no qualms about it whatsoever. I hope the proposal proceeds without too many objections.

Thanks,

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



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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>January 9, 2023</u>
<input type="checkbox"/> Other:	Date: _____

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

November 29, 2022

File:

**AUTHOR:** Councillor Jordan Back & Councillor Catherine Pope

**SUBJECT:** Voting Transparency

### RECOMMENDATION:

THAT Council direct staff to report back on the feasibility of creating information on Council voting records for the District of North Vancouver webpage.

### REASON FOR REPORT:

Providing transparency in voting decisions by council is fundamental to accountability and the public's trust in the government. Council meetings are open to the public and recorded via video for livestreaming and later viewing. However, the voting data is not easily accessible and requires significant time and research to determine historical votes or votes on specific issues or projects.

Voting records should be transparent, easily accessible, and current. In an effort to create transparency around voting decisions, Council should consider providing a page on the District of North Vancouver (DNV) website that is regularly updated.

Other municipalities in the province and North Vancouver School District #44 have created dashboards or webpages for their constituents to have easy access to a Councillors voting history and some also provide searchable databases for key issues or projects.

### SUMMARY:

The following is an example of municipalities that currently provide voting records of Council on their municipal webpages. Although there are similarities with data collected and filtered on voting histories, it should be noted that some municipalities also provide 'thematic' voting records.

DNV Council may wish to direct staff to look into enabling filters or tools on the dashboard for thematic voting records on housing, land use, regional matters, amongst others. The intent is for the dashboard to be an interactive tool allowing easy access to information on voting history for Council as a whole as well as individual Councillors.

<i>Municipality</i>	<i>Format</i>	<i>Categories</i>	<i>Link</i>
<i>City of White Rock</i>	Council Voting Dashboard	<ul style="list-style-type: none"> <li>Regular Council</li> <li>Special Council</li> <li>Includes filters for 'conflict of interest', 'absent' and 'in favour'</li> </ul>	<a href="#">Microsoft Power BI</a>
<i>City of Vancouver</i>	Open Data Portal for Council voting records	<ul style="list-style-type: none"> <li>Regular</li> <li>Policy &amp; Strategic Priorities</li> <li>Council</li> <li>City Finances &amp; Services</li> <li>Public Hearing</li> <li>Special Council</li> <li>Courts of Revision</li> <li>Auditor General Committee</li> </ul>	<a href="#">Council voting records — City of Vancouver Open Data Portal</a>
<i>City of Richmond</i>	Council voting record on webpage	<ul style="list-style-type: none"> <li>Includes motion type, result, link to minutes</li> <li>Includes filters for 'in favour', 'opposed', 'declared conflict', 'absent' and 'no vote or withdrawn'.</li> </ul>	<a href="#">City of Richmond BC - Council Voting Record (2018-2022 Council Term)</a>
<i>City of Nanaimo</i>	Council Meeting Dashboard	<ul style="list-style-type: none"> <li>Interactive dashboard with filters for Council Members, Vote Types, Meeting Dates and Meeting Types</li> </ul>	<a href="#">Council Meeting Dashboard (nanaimo.ca)</a>
<i>City of Victoria</i>	Council Meeting Dashboard	<ul style="list-style-type: none"> <li>Search features by keyword, date, and/or Council members. Voting records are added to the dashboard once Council minutes are officially approved</li> </ul>	<a href="#">Mayor and Council   City of Victoria Open Data Portal</a>

**EXISTING POLICY:**

The [Council Procedure Bylaw 7414, 2004](#), Section 2.c. states 'the Clerk shall record the vote in the minutes of the meeting'. Therefore, vote records for the DNV are currently in meeting

minute records. These are posted publicly for the public record on the DNV webpage [Council minutes, agendas, and notices \(dnv.org\)](#) with the exception of meetings closed to the public.

**Conclusion:**

Although voting information is publicly available, enhancements can be made to ensure a user-friendly information sharing service through a dashboard style format, as noted in the examples of other municipalities in the province. Supporting this change allows Council to enhance efficiencies and transparencies for the community, and for interest groups desiring access to information on past voting history on any given topic. It would be beneficial to the community if Council supports this request for staff to report back on options to add this feature to our webpage.

**Options:**

1. That the recommendation, as presented, is supported; or,
2. That the recommendation, as presented, is not supported.

Respectfully submitted,



Jordan Back,  
Councillor



Catherine Pope,  
Councillor

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	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: January 9, 2023
<input type="checkbox"/> Other:	Date: _____

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

December 1, 2022

File:

**AUTHOR:** Councillor Jordan Back

**SUBJECT:** Housing Central Pledge

**RECOMMENDATION:**

THAT Council support the Make Housing Central Pledge;

AND THAT Council direct staff to report back with recommendations for the District of North Vancouver to implement each aspect of the pledge.

**REASON FOR REPORT:**

Housing Central is a partnership between the BC Non-Profit Housing Association (BCNPHA), the Aboriginal Housing Management Association (AHMA), and the Co-operative Housing Federation of BC (CHF BC) focused on advocating for more secure, affordable housing. During the recent municipal elections, candidates were asked to sign the [Make Housing Central](#) housing pledge (Attachment 1). Key highlights of the pledge include:

- Affordable housing targets to meet the unique needs of Indigenous people in housing needs reports;
- Streamline municipal permitting and rezoning processes to fast-track development of rental housing, with a specific focus on affordable rental housing;
- Waive development cost-charges for non-profit and co-op housing developments;
- Contribute public land to non-profit and co-op housing developments for new affordable homes; and,
- Delegate approvals of non-profit and co-op housing developments that are consistent with Official Community Plans to municipal staff.

**SUMMARY:**

The pledge was well supported by many candidates; however, it is now time to take action on the pledge to ensure our local government formalizes the recommendations for affordable housing, streamlined permitting and rezoning processes, waiving of fees, the provision of land for affordable housing projects and approvals for non-profit housing developments.

The [District of North Vancouver Housing Needs Report](#), November 2021, speaks of the housing pressure currently facing the municipality which impacts the affordability and liveability

of the community. If Council does not take action now, the District may face negative long-term effects on growth, sustainability and inclusion, as noted in the report. We should strive to maintain a healthy, vibrant and diverse community by opening up housing opportunities for all levels of income, including young families and seniors.

**EXISTING POLICY:**

As of 2019, the *Local Government Act* requires municipalities to complete housing needs reports. The purpose of the report is to better understand current and future housing needs, and to inform plans and policies. (Government of BC 2021). In addition, there is considerable Council direction and supporting policy consisted with the pledge including:

- Official Community Plan (2011), which includes policies to encourage and facilitate a broad range of market, non-market and supportive housing;
- Rental and Affordable Housing Strategy (2016), which includes a goal to expand the supply of new rental and affordable housing;
- Community Amenity Contribution Policy (updated 2021), which allows for the provision of land for, or provision of, affordable, rental or special needs housing;
- OCP Action Plan (2021), which includes priority actions focused on advancing rental, social and supportive housing projects to increase the range of housing options for a range of incomes and household types;
- Rental, Social, and Affordable Housing Task Force (2021), which culminated in a final report on housing solutions and recommendations for Council's consideration; and
- Council Directions 2019-2022, which identified increasing housing diversity as a key objective, with rental and social housing as a priority.

**Conclusion:**

By supporting the Make Housing Central Pledge and requesting staff to report on actions and initiatives which support the pledge, Council will continue to advance its goals and objectives on housing in the community.

**Options:**

1. That Council support the motion; or,
2. That Council does not support the motion.

Respectfully submitted,



Jordan Back  
Councillor

**Attachments:**

Attachment 1: Make Housing Central Pledge



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	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

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## Are you a city council candidate? Sign the pledge!



City councils have several tools to support affordable housing in their communities, including dedicating land and reducing red tape to make it more efficient for non-profit and Indigenous housing providers and co-ops to protect and build affordable homes.

We're asking every mayoral and council candidate across BC to show their support for affordable housing in their communities by signing the **housing pledge**.

- Include affordable housing targets to meet the unique needs of Indigenous people in housing needs reports
- Streamline municipal permitting and rezoning processes to fast-track development of rental housing, with a specific focus on affordable rental housing
- Waive development cost-charges for non-profit and co-op housing developments
- Contribute public land to non-profit and co-op housing developments for new affordable homes
- Delegate approvals of non-profit and co-op housing developments that are consistent with Official Community Plans to municipal staff

If you are a candidate and wish to sign the pledge, please fill out the form below. One of our campaign staff members will then contact you to verify your request and make it official.

**Name \***

First Last

**Municipality \***

**Email \***

**Phone/Cell number**

[Submit](#)

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: January 9, 2023
<input type="checkbox"/> Other:	Date: _____

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

November 15, 2022

File:

**AUTHOR:** Councillor Lisa Muri

**SUBJECT:** Edgemont Boulevard 30K Pilot and Traffic Strategy

### RECOMMENDATION:

THAT Council direct staff to implement a 30 kilometre per hour speed limit on Edgemont Boulevard between Ridgewood Drive and Queens Road for the duration of 1 year as a pilot program to be implemented as soon as possible;

AND THAT Council direct staff to consult with the Edgemont Village Business Association and Edgemont and Upper Capilano Community Association to inform a traffic analysis to address the impact of speed, volume and circulation in Edgemont Village and surrounding areas;

AND FINALLY that Council direct staff to report back on the pilot program and consultation for a traffic analysis.

### REASON FOR REPORT:

Edgemont Village has gone through significant changes in the last 10 years due to redevelopment in and around the village core. These changes are continuing with additional development zoning approved by Council. Traffic has increased along with speed and movement through the commercial area of the village. There has also been an increase in pedestrian movement and local businesses have witnessed and expressed concerns for the safety for all involved.

### BACKGROUND:

A request for 30 kilometres per hour from the Edgemont Village Business Association (EVBA) has previously been requested. In 2021, the Edgemont and Upper Capilano Community Association (EUCCA) was not in favour of the proposed project and it did not go forward. However, the new EUCCA Executive has confirmed their support for the proposed 1-year pilot.

### CONCLUSION:

As more volume increases in these high populated areas, where cars and pedestrians are circulating, reducing speed limits and managing vehicular traffic to create a safer, slower atmosphere is a benefit to all those working, living, and visiting the village.

**Options:**

1. That the motion, as presented, is supported; or,
2. That the motion, as presented, is not supported.

Respectfully submitted,



Lisa Muri,  
Councillor

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	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: January 9, 2023
<input type="checkbox"/> Other:	Date: _____

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

November 14, 2022

File:

**AUTHOR:** Councillor Lisa Muri  
Councillor Betty Forbes

**SUBJECT: East 29th Street Delineator**

### RECOMMENDATION:

That Council direct staff to remove the delineators on the south side of East 29<sup>th</sup> Street between William Avenue and Fromme Road, returning parking to the south side of East 29<sup>th</sup> Street with immediate effect;

AND THAT directional signage be installed to indicate 'share the road' or other alternative routes on or around East 29<sup>th</sup> Street, no later than March 2023;

AND FINALLY THAT ensuing budget discussions by Council include shared pathway infrastructure to align with the City of North Vancouver's permanent bicycle route west of William Avenue.

### REASON FOR REPORT:

Early in its term, the 2018-2022 term of Council approved the removal of all parking on East 29<sup>th</sup> Street. However, the recommendation from staff at the time indicated that consultation with the public was for the removal of only one side of the street as a pilot. The community and residents were caught off guard when the majority of Council supported the removal of all parking. Significant resident opposition presented to Council on several occasions and the challenges of this decision continue today. Citing accessibility, delivery, tenant, and business impacts.

The area has always been challenging to park in, with multi-family dwellings, a private school, and a care centre in the immediate vicinity. All these users continually compete for the limited parking space that is presently available on the street. It has also been observed that during the winter periods, specifically the snow months, many homeowners and tenants that have parking in the lanes are challenged to access their properties as the policy of the municipality is not to plow them.

It has been observed that the use of the cycling lanes on East 29<sup>th</sup> Street have been minimal at best, including during peak times. Anecdotally, travelling south from East 29<sup>th</sup> Street on to William Avenue seems to be a more direct route and should be considered in the future. The City of North Vancouver does a good job of installing bike lanes while still offering protection and solutions to cyclists.

Council should consider removing the cycling lane, on the south side of East 29<sup>th</sup> Street, heading east, as a reasonable option. Being that the incline on the north side of the road, heading west, is more challenging for some and should be protected. Council should consider all users in the community and to find a fair approach, rather than impacting one group over another.

Council would also benefit with a discussion with staff and stakeholders to look at high use cycling routes in the District to better understand the priorities of alternative transportation needs that accommodate greater numbers. Additionally, a variety of multi-use infrastructure should also be considered to achieve cost savings in the community.

**Conclusion:**

Council needs to implement infrastructure that supports a changing community; however, balance is needed to support the vast majority of users and not negatively impact one group over another.

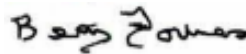
**Options:**

1. That the motion, as presented, is supported;
2. That the motion, as presented, is not supported; or,
3. That the item is referred to a Council Workshop.

Respectfully submitted,



Lisa Muri,  
Councillor



Betty Forbes,  
Councillor



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.	_____
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<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____				

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