



MINUTES OF THE PUBLIC HEARING FOR 1825 LONSDALE AVENUE HELD ELECTRONICALLY FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON MONDAY, JANUARY 31, 2022

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, Corporate Officer
B. Pearce, Deputy CAO / Director, Strategic and Corporate Services
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
L. Sawrenko, Director, Finance
M. Epp, Director, Planning and Development
A. Devlin, Acting Deputy Director, Planning and Development
Y. Zeng, Manager, Development Planning
E. Chow, Planner
D. Johnson, Planner
M. Hunter, Deputy Director, Engineering, Parks and Environment
R. Skene, Director, Community and Partner Engagement
P. Duffy, Manager, Bylaw Services
T. Huckell, Committee Clerk

The Public Hearing was called to order at 6:33 pm.

PUBLIC HEARING – 1825 Lonsdale Avenue

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747) would rezone the subject property from a General Commercial (C-2) Zone to a Comprehensive Development 747 (CD-747) Zone to add the use of Cannabis Sales as a permitted use to allow a Recreational Cannabis Retail store on the property.

2. STAFF PRESENTATION

The Development Planner provided a PowerPoint presentation on the application and responded to questions of Council.

3. APPLICANT PRESENTATION

Ruby Sandher, Affinity Cannabis, provided a PowerPoint presentation on the application and responded to questions of Council.

PUBLIC HEARING – 1825 Lonsdale Avenue – Continued

4. SUMMARY OF CORRESPONDENCE

- Emails received December 9, 2021 and January 31, 2021, from Jeremy Atkins, resident, North Vancouver, expressing opposition for the proposal, citing concern for the process.
- Email received January 21, 2022, from Nathan and Veronica Salomon, 344 West 18th Street, North Vancouver, expressing support for the proposal, citing location and design of storefront.
- Letter received January 26, 2022, from Daniel Graham, 36060 Old Yale Road, Abbotsford, expressing support for the proposal, citing professional experience with the applicant.
- Email received January 26, 2022, from David Stein, 118 West 18th Street, North Vancouver, expressing support for the proposal, citing store size and location.
- Emails received January 26 and 31, 2022, from Hugh Hall, 1251 Cardero Street, Vancouver, expressing support for the proposal, citing product selection, job opportunities and business for nearby shops and restaurants.
- Email received January 28, 2022, from Gerardo Castro, 218 East 17th Street, North Vancouver, expressing opposition for the proposal, citing traffic and proximity to other cannabis stores.
- Email received January 28, 2022, from Renata Gonzalez, 160 East 13th Street, North Vancouver, expressing opposition for the proposal, citing visibility into store, child safety and proximity to other cannabis stores.
- Email received January 31, 2022, from Dylan M., 1504-160 East 13th Street, North Vancouver, expressing opposition for the proposal, citing proximity to other cannabis stores.
- Email received January 31, 2022, from Adrian Amgwerd, 301-125 West 18th Street, North Vancouver, expressing opposition for the proposal, citing construction traffic, cannabis use in outdoor spaces and location.
- Email received January 31, 2022, from Laura Kennelly-Mohr, 23674-111A Avenue, Maple Ridge, expressing support for the proposal, citing customer experience, medicinal benefits and location.
- Email received January 31, 2022, from Aaron York, 125 West 19th Street, North Vancouver, expressing support for the proposal, citing location and safe access to cannabis.
- Email received January 31, 2022, from Scotty Lockhart, 121 West 15th Street, North Vancouver, expressing opposition for the proposal, citing excessive number of cannabis stores on the North Shore.
- Email received January 31, 2022, from June Lawson, 160 East 11th Street, North Vancouver, expressing opposition for the proposal, citing sufficient access to other cannabis stores.
- Email received January 31, 2022, from Wayne Scott, 125 West 19th Street, North Vancouver, expressing support for the proposal, citing location.
- Email received January 31, 2022, from Sabrina Dumoulin, 1441 St. Georges Avenue, North Vancouver, expressing opposition for the proposal, citing location and proximity to other cannabis stores.
- Email received January 31, 2022, from Lori Post, 138 West 18th Street, North Vancouver, expressing support for the proposal, citing location and storefront design.

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PUBLIC HEARING – 1825 Lonsdale Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received January 31, 2022, from Tushar Dutta, 1155 Homer Street, Vancouver, expressing support for the proposal, citing location, pedestrian traffic and economic development.
- Email received January 31, 2022, from Jessica Johnston, 1288 West Georgia Street, Vancouver, expressing support for the proposal, citing location and medicinal benefits for a family member.
- Email received January 31, 2022, from Sajida Khan, 4321 Keith Road, West Vancouver, expressing support for the proposal, citing location, pedestrian traffic and store design.
- Email received January 31, 2022, from Jordan Storm, 138 West 18th Street, North Vancouver, expressing support for the proposal, citing location and more options for safe cannabis.
- Email received January 31, 2022, from Serena Pattar, 16983 86A Avenue, Surrey, expressing support for the proposal, citing location and medicinal benefits.
- Email received January 31, 2022, from Nadia Khan, 4740 Caulfield Drive, West Vancouver, expressing support for the proposal, citing location, pedestrian traffic and store design.
- Email received January 31, 2022, from Zarui Chaparyan, Los Angeles, California, expressing support for the proposal, citing location and economic development.
- Email received January 31, 2022, from Nim Pattar, 16983 86A Avenue, Surrey, expressing support for the proposal, citing location and medicinal benefits.
- Letter received January 31, 2022, from Brittany Stansfield, 303-125 West 19th Street, North Vancouver, expressing opposition for the proposal, citing negative marketing by Affinity Cannabis and expressing support for safe access to cannabis.
- Letter received January 31, 2022, from Ahmad Khaled, Best Falafel, 1829 Lonsdale Avenue, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.
- Letter received January 31, 2022, from Baz Epstein, East 16th Street, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.
- Letter received January 31, 2022, from David Wilson, Millenium Ink, 1814 Lonsdale Avenue, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.
- Letter received January 31, 2022, from Mike Rutter, North Shore Bike, 1831 Lonsdale Avenue, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.
- Letter received January 31, 2022, from Sarina Bruno, 155 East 18th Street, North Vancouver, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.
- Letter received January 31, 2022, from Serah Libby, 1101-108 West 13th Street, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.
- Letter received January 31, 2022, from Travis DeMeyer, 108 East 13th Street, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.

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PUBLIC HEARING – 1825 Lonsdale Avenue – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Letter received January 31, 2022, from Shayan Keshvadi, Chop and Chew, 1842 Lonsdale Avenue, North Vancouver, expressing opposition for the proposal, citing non-local owner/operator and lack of community understanding.
- Email received January 31, 2022, from Mike Schilling, Community Savings, 1600-13450 102nd Avenue, Surrey, expressing support for the proposal, citing professional experience with the applicant.

5. SPEAKERS

- Yogi Nur, 175 West 14th Street, North Vancouver, expressed support for the proposal, citing cleanliness, walkability and suitability to the neighbourhood.
- Sonia Grewal, 330 West 2nd Street, North Vancouver, expressed support for the proposal, citing reputability, access and convenience.
- Aman Kumar, 143 East 21st Street, North Vancouver, expressed support for the proposal, citing convenience and reputability of retailer.
- Gurtaj Sadhu, 154 East 18th Street, North Vancouver, expressed support for the proposal, citing convenience, reputability of retailer and quality of product.
- Melissa Bahrmí, 108-2606 Lonsdale Avenue, North Vancouver, expressed support for the proposal, citing due diligence in selecting proponents.
- Kyle Leechman, 157 East 21st Street, North Vancouver, expressed support for the proposal, citing convenience and options to residents.
- Mike Schilling, 4941 Water Lane, West Vancouver, expressed support for the proposal, citing reputability of retailer.
- William Brown, 501-151 East Keith Road, North Vancouver, expressed support for the proposal, citing due diligence and a new opportunity.

Mayor Buchanan declared a recess at 6:55 pm to 7:00 pm to allow an opportunity for additional speakers to phone in and provide comments.

6. ADJOURN

Moved by Councillor Back, seconded by Councillor Girard

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2021, No. 8900” (Affinity Cannabis / Ruby Sandher, 1825 Lonsdale Avenue, CD-747), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:21 pm.

“Certified Correct by the Corporate Officer”

CORPORATE OFFICER