

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission  
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.  
in Conference Room A on Wednesday, September 12<sup>th</sup>, 2018**

---

**MINUTES**

---

Present: T. Valente  
S. Huber  
M. Higgins  
B. Hundal  
B. Watt  
D. Marshall  
Councillor Back

Staff: M. Friesen, Planner  
R. Fish, Committee Clerk  
S. Galloway, Manager, Planning

Absent: A. Boston  
D. Farley  
R. Vesely  
Councillor Bell

---

A quorum being present, the meeting was called to order at 6:02PM

*In the absence of the Chair, Vice Chair T. Valente chaired the meeting.*

**1. Minutes of the Meeting of the Advisory Planning Commission held June 13<sup>th</sup>, 2018**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Planning Commission held June 13<sup>th</sup>, 2018 be adopted.

**Carried Unanimously**

**2. Staff Update**

M. Friesen reviewed relevant planning development, project and policy items from the previous Council meetings. The Committee requested updates on Moodyville and Harry Jerome be included in future meetings.

### 3. Retail Cannabis Update

S. Galloway gave a presentation on the status of the Retail Cannabis Policy.

- Bill C-45 will be implemented on October 17<sup>th</sup>, 2018.
- The Government of British Columbia has already produced its guidelines.
- There will be private and government operated stores.
- Decision making process has been put on the municipalities.
- We have done an analysis of cities across the country. Each province has a different regime and set of tools to implement the policy.
- Currently, recreational cannabis use is not permitted in any zones.
- Council endorsed it would not process any applications related to recreational cannabis until it was legalized.
- Community engagement included public open houses, cannabis industry meetings, online surveys, and stakeholder and industry meetings from July to September 2018.
- Next steps include Council endorsement on September 24<sup>th</sup>, 2018
- With this information we have created a policy that is a step forward based on the tools we have to regulate land use. The City decides whether to support the application or not.
- The province allows municipalities to influence the following:
  - Number of establishments, including prohibition;
  - Location and separation criteria; and
  - Store security and hours of operation.
- Business owners will have to obtain a business licence through this process.
- Proposed policy includes the following:
  - May only be located on properties with land use designations:
    - Mixed use level 2, 3, 4a, 4b, Harbourside and commercial.
- The City is not considering locating stores in residential or industrial areas.
- Separation from sensitive uses:
  - Not located within 100m radius of following areas.
  - Public or private schools, North Vancouver City Library, North Shore Neighbourhood House, community and recreation centres and north shore shelters.
- Proposing a maximum of 6 recreational cannabis stores which will be allocated in 3 different areas, with 2 stores in Central Lonsdale and Lower Lonsdale and one store on the west and east side.
- Considering using a first come first served basis and lottery process.
- Will reassess the success of the policy in 2 years.
- Will regulate by individual rezoning, 2 stores per area and land use designations to manage it.

#### **Questions and Comments from the Commission included but were not limited to:**

- Area 3 and 4 are different areas, consider making that area 3a or 3b or add more stores for these areas for a better geographical spread.
- Are there any existing stores? **A:** There are 2 or 3 left at the moment, we are still going through a legal process with these locations.

- Will there be a consideration of priority in the system for BC liquor stores? **A:** Yes, there have been discussions and opportunities to raise it to the top above other stores.
- We could reserve one or two spots in the system for a public store.
- We don't know if BC liquor stores are ready to launch.
- Is there any difference on the alcohol side? **A:** They will have a whole enforcement regime, the application process includes security plans and store layouts.
- In terms forever and a day, could there be more flexibility for change over time and in the future? **A:** If it gets redeveloped they will want to hold onto rezoning rights, we could negotiate it out but this will be difficult. We only have zoning as a tool.
- The alternative is to pre-zone everything but then suddenly everyone has the right to operate a cannabis store and you lose control.
- Can it be done as a TUP? **A:** Yes, but after 6 years they then have to stop operating or it gets put into zoning permanently, there has to be a public process attached to it as well. Every 3 years it would come to Council.
- How do you ensure the stores are spread out from each other? You have to take this into account including utility and convenience. Maybe 6 won't be enough? **A:** We tried to look at places near transit corridors. We also heard there's no correlation or issues because one or two are lumped close together. The other issue is we can't control land ownership, so we tried to keep to 2 because of this.
- Staff: there is a built-in review process after 2 years, if we find they are all grouped together, a new area could be created.
- The locations in Lower Lonsdale create traffic and parking pressures.
- How many stores do other burrows in Vancouver have? **A:** Richmond has decided on no cannabis, Burnaby is not permitting unless it's a public store, New Westminster is allowing 5 in specific areas, the District of North Vancouver is permitting it everywhere but it's based on parcel.

It was regularly moved and seconded

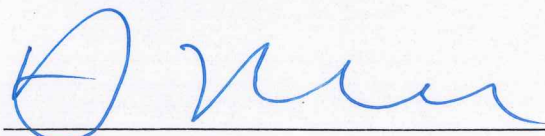
**THAT** the Advisory Planning Commission has reviewed the Retail Cannabis Policy and recommends approval. The Commission thanks staff for their presentation.

**Carried Unanimously**

#### **4. Adjournment**

There being no further business, the meeting adjourned at 6:45 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, October 10<sup>th</sup>, 2018.




---

Chair