



**AGENDA FOR THE REGULAR MEETING OF COUNCIL
IN THE COUNCIL CHAMBER, CITY HALL,
141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, FEBRUARY 24, 2020 AT 6:00 PM**

“Live” Broadcast via City Website www.cnv.org/LiveStreaming
Complete Agenda Package available at www.cnv.org/CouncilMeetings

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 24, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 10, 2020

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

CORRESPONDENCE

- *3. Board in Brief – Metro Vancouver Regional District, January 31, 2020

BYLAWS – ADOPTION

- *4. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759”
(2020 Filming Schedule of Fees)
- *5. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)

PRESENTATIONS

2020 Heritage Awards

1. Residential Conservation Award
The Peers Residence – 736 East 3rd Street
2. Residential Conservation Award Honourable Mention
The Bayne Residence – 348 West 15th Street

Community Recreation Strategy
Director, Strategic and Corporate Services, and
Deputy Director, Strategic and Corporate Services

Item 6 refers.

REPORTS

6. Community Recreation Strategy
7. Council Appointments to the Children and Youth Initiatives Grant and Civic Awards Committee
8. Request to Display Commemorative Plaque

PUBLIC MEETING – 532 East 10th Street

MOTION

9. Temporary Use Permit No. PLN2020-00003 (532 East 10th Street)

PUBLIC HEARINGS

PRESENTATION

Overview of Rezoning Applications for Cannabis Retail Stores – Development Planner

PUBLIC HEARING – 1433 Lonsdale Avenue

BYLAW – THIRD READING

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747”
(Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment)

PUBLIC HEARING – 1520 Lonsdale Avenue

BYLAW – THIRD READING

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748”
(Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723)

PUBLIC HEARING – 137-143 East 2nd Street

BYLAW – THIRD READING

12. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749”
(420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724)

PUBLIC HEARING – 820 Marine Drive

BYLAW – THIRD READING

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750”
(Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725)

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

CITY CLERK'S RECOMMENDATION

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(j) [information privacy] and 90(1)(k) [negotiations].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 24, 2020

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 10, 2020

PUBLIC INPUT PERIOD

The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500.”

The time allotted for each speaker appearing before Council during the Public Input Period is two minutes, with the number of speakers set at five persons. Speakers’ presentations will be audio and video recorded, as well as live-streamed on the Internet, and will form part of the public record.

To make a submission to Council during the Public Input Period, a person must complete the Public Input Period sign-up sheet at City Hall prior to the Regular Council Meeting. A person who fails to complete, or only partially completes, the Public Input Period sign-up sheet will not be permitted to make a submission to Council during the Public Input Period. The sign-up sheet will be available on the table in the lobby outside the Council Chamber from 5:30 pm until 5:55 pm before a Council meeting.

When appearing before Council, speakers are requested to state their name and address for the record. Speakers may display materials on the document camera at the podium in the Council Chamber and provide written materials to the City Clerk for distribution to Council, only if these materials have been provided to the City Clerk by 4:00 pm on the date of the meeting.

The Public Input Period provides an opportunity for input only, without the expectation of a response from Council, and places the speaker’s concern on record.

Speakers must comply with the General Rules of Conduct set out in section 5.1 of “Council Procedure Bylaw, 2015, No. 8500” and may not speak with respect to items as listed in section 12.25(2).

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting and to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening’s agenda and an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as “Mayor, followed by his/her surname” or “Your Worship”. Councillors should be addressed as “Councillor, followed by their surname”.

CONSENT AGENDA

Items *3, *4 and *5 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

THAT the recommendations listed within the “Consent Agenda” be approved.

START OF CONSENT AGENDA

CORRESPONDENCE

- *3. Board in Brief, Metro Vancouver Regional District, January 31, 2020
– File: 01-0400-60-0006/2020

Re: Metro Vancouver – Board in Brief

RECOMMENDATION:

THAT the correspondence of Metro Vancouver, dated January 31, 2020, regarding the “Metro Vancouver – Board in Brief”, be received and filed.

BYLAWS – ADOPTION

- *4. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759”
(2020 Filming Schedule of Fees)

RECOMMENDATION:

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

- *5. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)

RECOMMENDATION:

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees) be adopted, signed by the Mayor and City Clerk and affixed with the corporate seal.

END OF CONSENT AGENDA

PRESENTATIONS

2020 Heritage Awards

1. Residential Conservation Award
The Peers Residence – 736 East 3rd Street
2. Residential Conservation Award Honourable Mention
The Bayne Residence – 348 West 15th Street

Community Recreation Strategy
Director, Strategic and Corporate Services, and
Deputy Director, Strategic and Corporate Services

Item 6 refers.

REPORTS

6. Community Recreation Strategy – File: 01-0620-02-0002/1

Report: Deputy Director, Strategic and Corporate Services, February 12, 2020

RECOMMENDATION:

PURSUANT to the report of the Deputy Director, Strategic and Corporate Services, dated February 12, 2020, entitled “Community Recreation Strategy”:

THAT the Community Recreation Strategy, entitled “A Healthy City for All: The Role of Community Recreation”, be endorsed;

AND THAT staff report back with a prioritization of Harry Jerome Community Recreation Centre components and associated projects utilizing the decision-making framework outlined in the strategy.

7. Council Appointments to the Children and Youth Initiatives Grant and Civic Awards Committee – File: 10-4710-01-0001/2020

Report: Coordinator, Community Development, February 12, 2020

RECOMMENDATION:

PURSUANT to the report of the Coordinator, Community Development, dated February 12, 2020, entitled “Council Appointments to the Children and Youth Initiatives Grant and Civic Awards Committee”:

THAT Councillor _____ and Councillor _____ be appointed to the Children and Youth Initiatives Grant and Civic Awards Committee;

AND THAT the North Vancouver Board of Education be invited to appoint one City School Trustee to be a member of the Children and Youth Initiatives Grant and Civic Awards Committee to review the grant applications and youth award nominations submitted for the year 2020.

REPORTS – Continued

8. Request to Display Commemorative Plaque – File: 02-0800-20-0010/1

Report: Public Art Officer, North Vancouver Recreation and Culture Commission,
January 29, 2020

RECOMMENDATION:

PURSUANT to the report of the Public Art Officer, North Vancouver Recreation and Culture Commission, dated January 29, 2020, entitled “Request to Display Commemorative Plaque”:

THAT Council provide permission to Parks Canada to display on City property their Historic Sites and Monuments Commemorative Plaque honouring Harry Jerome’s contributions to Canadian history;

AND THAT the exact location for the commemorative plaque be determined by staff after the plans and timeline for the new Harry Jerome Community Recreation Centre project and adjacent outdoor spaces have been finalized.

PUBLIC MEETING – 532 East 10th Street – 7:00 pm

Temporary Use Permit No. PLN2020-00003 would temporarily permit Two-Unit Residential Use, comprised of 1 dwelling unit located at the north end of the property and 1 dwelling unit located at the south end in a building sited in accordance with the RS-1 Zone requirements. The temporary use is being undertaken to preserve a heritage resource and to allow time for the site to meet the requirements of the zoning bylaw.

Temporary Use Permit No. PLN2020-00003 to be considered under Item 9.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions and comments from Council
Motion to conclude the Public Meeting

MOTION

9. Temporary Use Permit No. PLN2020-00003 (532 East 10th Street)
– File: 08-3400-20-0018/1

RECOMMENDATION:

THAT Temporary Use Permit No. PLN2020-00003 (532 East 10th Street) be issued to Anthony Dean and Yvonne Perrault, in accordance with Section 493 of the *Local Government Act*;

AND THAT the Mayor and City Clerk be authorized to sign Temporary Use Permit No. PLN2020-00003.

PUBLIC HEARINGS

PRESENTATION

Overview of Rezoning Applications for Cannabis Retail Stores – Development Planner

PUBLIC HEARING – 1433 Lonsdale Avenue (following Item 9)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment) would amend Comprehensive Development 124 (CD-124) Zone to add the use of Cannabis Sales as a permitted principal use to allow a Cannabis Retail Store on the property.

Bylaw No. 8747 to be considered under Item 10.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAW – THIRD READING

10. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment) be given third reading.

PUBLIC HEARING – 1520 Lonsdale Avenue (following Item 10)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) would rezone the property from Central Lonsdale Mixed Use A (C-1A) to Comprehensive Development 723 (CD-723) Zone to add the use of Cannabis Sales as a permitted use to allow a Cannabis Retail Store on the property and to waive the number of off-street parking stalls on the property.

Bylaw No. 8748 to be considered under Item 11.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAW – THIRD READING

11. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748”
(Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748”
(Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) be given
third reading.

PUBLIC HEARING – 137-143 East 2nd Street (following Item 11)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724) would rezone the property from Lower Lonsdale 4 (LL-4) to Comprehensive Development 724 (CD-724) Zone to add the use of Cannabis Sales as a permitted use to allow a Cannabis Retail Store on the property.

Bylaw No. 8749 to be considered under Item 12.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAW – THIRD READING

12. Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749”
(420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749”
(420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724) be given
third reading.

PUBLIC HEARING – 820 Marine Drive (following Item 12)

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) would rezone the property from Service Commercial (CS-1) to Comprehensive Development 725 (CD-725) Zone to add the use of Cannabis Sales as a permitted use to allow a Cannabis Retail Store on the property.

Bylaw No. 8750 to be considered under Item 13.

AGENDA

Staff presentation
Applicant presentation
Representations from the public
Questions from Council
Motion to conclude the Public Hearing

BYLAW – THIRD READING

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750”
(Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725)

RECOMMENDATION:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750”
(Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be given third reading.

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

CITY CLERK’S RECOMMENDATION

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(j) [information privacy] and 90(1)(k) [negotiations].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES

Public Hearings are generally held on the third Monday of the month and are included as part of a Regular Council agenda. Public Hearings are governed by the provisions of the *Local Government Act*.

A Public Hearing is held for the purpose of allowing the public an opportunity to make representations to Council – in person at the Public Hearing or by written submission – on a proposed amendment to the City's Official Community Plan and/or Zoning Bylaw. All persons who believe their interest in property is affected by a proposed bylaw(s) are afforded a reasonable opportunity to be heard, voice concerns or present written submissions regarding matters contained within the bylaw(s).

All written submissions and representations made at the Public Hearing form part of the official public record. Minutes of the Public Hearing and a video recording of the proceedings are posted on the City's website at cnv.org.

A sign-up sheet is located outside of the Council Chamber 1.5 hours prior to the start time of the Public Hearing and members of the public may sign the sheet if they wish to speak at the Public Hearing. The sign-up sheet remains available until the commencement of the Public Hearing and is restricted to "In Person" sign-up only. Other persons are not permitted to sign the sheet on another speaker's behalf. Speakers cannot pre-register.

Please restrict comments to the issues related specifically to the proposed application; do not divert to other matters and avoid repetitive comments.

Speakers are requested to provide their name and address for the public record and are provided up to 5 minutes to present their comments. After all people listed on the sign-up sheet and anyone else in the gallery have spoken a first time, speakers may come forward to speak a second time if they have any new information to provide. The Chair (Mayor) may restrict the speaking time to a defined number of minutes and may also impose other regulations. Procedural rules for the conduct of the Public Hearing are set at the call of the Chair.

Everyone shall be given a reasonable opportunity to be heard and no one should feel discouraged or prevented from making their views known. All persons in the gallery are requested to refrain from applause or other expressions, either showing support or opposition to an application.

If a large turnout for the Public Hearing is anticipated, separate sign-up sheets may be provided for speakers – in support and in opposition/with concerns. The sign-up sheets are monitored by City staff. The Chair will call each speaker to come forward by name, alternating between the sign-up sheets.

Continued...



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

PUBLIC HEARING GUIDELINES (continued)

A document camera is available should a member of the public wish to display hardcopy material/information on the monitors in the Council Chamber. The document camera can also display information from an iPad or tablet. If a member of the public wishes to provide written material to the Mayor and Council, it must be handed to the City Clerk for distribution to Council.

Members of Council may ask questions of a speaker in order to clarify or expand on a speaker's submission. However, the main function of Council members is to listen to the views of the public regarding the change of land use in the proposed bylaw(s). It is not the function of Council to debate the merits of an application with speakers at the Public Hearing. Questions from members of the public and Council must be addressed through the Chair.

When the Public Hearing concludes, Council moves a motion to adjourn. No further information or submissions can be considered by Council once the Public Hearing is closed.

Following adjournment of the Public Hearing, the Regular meeting reconvenes and the Zoning and/or Official Community Plan bylaw amendment(s) are discussed and debated by Council. Consideration of third reading and discussion of the bylaw(s) usually takes place at the same meeting as the Public Hearing, but may occur at a subsequent meeting.

If there is insufficient time for the Public Hearing to be conducted in one evening (i.e. to accommodate a large number of speakers), Council may recess the Public Hearing to a specified date, time and place.

Council will consider final adoption of the bylaw(s) after third reading and once all covenants and legal agreements are in place. Adoption usually occurs at a subsequent meeting of Council; however, a Zoning Bylaw amendment or Official Community Plan Bylaw amendment may be adopted at the same meeting as the Public Hearing if all legal requirements have been satisfied.



**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE
COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH
VANCOUVER, BC, ON **MONDAY, FEBRUARY 10, 2020****

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, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
H. Granger, City Solicitor
B. Pearce, Director, Strategic and Corporate Services
H. Reinhold, Deputy Director, Strategic and Corporate Services
B. Themens, Director, Finance
M. Epp, Director, Planning and Development
S. Galloway, Manager, Planning
T. Ryce, Chief Building Official
H. Evans, Community Planner
D. Johnson, Planner
E. Macdonald, Planner
C. Alexander, Planning Technician
R. Skene, Director, Community and Partner Engagement
C. Husk, Film and Community Events Liaison
D. Pope, Director, Engineering, Parks and Environment
B. Willock, Manager, Engineering Planning and Design
L. Gillies, Project Manager, Engineering, Parks and Environment

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor McIlroy, seconded by Councillor Valente

1. Regular Council Meeting Agenda, February 10, 2020

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Moved by Councillor Girard, seconded by Councillor Bell

2. Special Regular Council Meeting Minutes, February 3, 2020

CARRIED UNANIMOUSLY

Moved by Councillor Girard, seconded by Councillor Bell

3. Regular Council Meeting Minutes, February 3, 2020

CARRIED UNANIMOUSLY

PROCLAMATIONS

Mayor Buchanan declared the following proclamations:

Heritage Week – February 17-23, 2020

Rare Disease Day – February 29, 2020

PUBLIC INPUT PERIOD

- Ron Sostad, 231 East 15th Street, North Vancouver, spoke regarding capitalism, zoning and affordable housing.

PRESENTATION

Mosquito Creek Bridge Replacement – Project Manager and Manager, Engineering Planning and Design

The Project Manager, Engineering, Parks and Environment, and Manager, Engineering Planning and Design, provided a PowerPoint presentation regarding “Mosquito Creek Bridge Replacement” and responded to questions of Council.

MOTION

4. Development Variance Permit No. PLN2019-00010 (829 West 15th Street)
– File: 08-3400-20-0010/1

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT Development Variance Permit No. PLN2019-00010 (829 West 15th Street) be issued to M.M.K. Holdings Ltd., Inc. No. 360112 (Little Buddies Daycare), in accordance with Section 498 of the *Local Government Act*;

AND THAT the Mayor and City Clerk be authorized to sign Development Variance Permit No. PLN2019-00010.

CARRIED UNANIMOUSLY

REPORT

5. Proposed 2020 Filming Schedule of Fees – File: 15-8110-10-0001/2020

Report: Film and Community Events Liaison, January 29, 2020

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Film and Community Events Liaison, dated January 29, 2020, entitled “Proposed 2020 Filming Schedule of Fees”:

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees) be considered;

AND THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees) be considered.

CARRIED UNANIMOUSLY

BYLAWS – FIRST, SECOND AND THIRD READINGS

6. “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees) be given third reading.

CARRIED UNANIMOUSLY

7. “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees) be given first and second readings.

CARRIED UNANIMOUSLY

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees) be given third reading.

CARRIED UNANIMOUSLY

Councillor Valente recused himself at 6:56 pm, declaring a potential conflict of interest with respect to Item 8 – Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect).

REPORT

8. Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect) – File: 08-3360-20-0503/1

Report: Planning Technician 2, January 29, 2020

Moved by Mayor Buchanan, seconded by Councillor McIlroy

PURSUANT to the report of the Planning Technician 2, dated January 29, 2020, entitled “Heritage Revitalization Agreement Application: 109-115 East 1st Street (Chad Mooney / KC Mooney Architect)”:

Continued...

REPORT – Continued

8. Heritage Revitalization Agreement Application: 109-115 East 1st Street
(Chad Mooney / KC Mooney Architect) – File: 08-3360-20-0503/1 – Continued

THAT “Heritage Revitalization Agreement Bylaw, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be considered and referred to a Public Hearing;

THAT “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

THAT notice of the highway closure, removal of highway dedication and property disposition be issued in accordance with the *Community Charter*;

THAT the Mayor and City Clerk be authorized to execute the necessary documentation to permit the encroachments of the heritage building onto City road allowance;

THAT the Mayor and City Clerk be authorized to execute the necessary documentation to permit the encroachment of awnings, lighting and door swing over City road allowance;

AND THAT the Mayor and City Clerk be authorized to execute all other necessary documentation required to secure the commitments outlined in the report.

CARRIED UNANIMOUSLY
(by members remaining)

BYLAWS – FIRST AND SECOND READINGS

9. “Heritage Revitalization Agreement Bylaw, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street)

Moved by Mayor Buchanan, seconded by Councillor McIlroy

THAT “Heritage Revitalization Agreement Bylaw, 2020, No. 8752” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be given first and second readings.

CARRIED UNANIMOUSLY
(by members remaining)

10. “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street)

Moved by Mayor Buchanan, seconded by Councillor McIlroy

THAT “Heritage Designation Bylaw, 2020, No. 8753” (Chad Mooney / KC Mooney Architect, 109-115 East 1st Street) be given first and second readings.

CARRIED UNANIMOUSLY
(by members remaining)

Councillor Valente returned to the meeting at 7:01 pm

REPORTS

11. Temporary Use Permit – 532 East 10th Street – Relocation of James Residence
– File: 08-3400-20-0018/1

Report: Manager, Planning, January 29, 2020

Moved by Mayor Buchanan, seconded by Councillor Bell

PURSUANT to the report of the Manager, Planning, dated January 29, 2020, entitled “Temporary Use Permit – 532 East 10th Street – Relocation of James Residence”:

THAT Temporary Use Permit No. PLN2020-00003 (Anthony Dean and Yvonne Perrault), to permit Two-Unit Residential Use at 532 East 10th Street for a three-year term, be considered and referred to a Public Meeting;

AND THAT notification be circulated in accordance with the *Local Government Act*.

CARRIED UNANIMOUSLY

12. Rezoning Application: 1433 Lonsdale Avenue (Mike Fournogerakis / B.P.Y.A. 1163 Holdings) – File: 08-3400-20-0007/1

Report: Development Planner, February 3, 2020

Moved by Councillor McIlroy, seconded by Councillor Hu

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 1433 Lonsdale Avenue (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

13. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment)

Moved by Councillor McIlroy, seconded by Councillor Hu

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

14. Rezoning Application: 1520 Lonsdale Avenue (Cannabis Boutique / 1015991 BC Ltd.)
– File: 08-3400-20-0012/1

Report: Development Planner, February 3, 2020

Moved by Councillor McIlroy, seconded by Councillor Girard

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 1520 Lonsdale Avenue (Cannabis Boutique / 1015991 BC Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

CARRIED UNANIMOUSLY

BYLAW – FIRST AND SECOND READINGS

15. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723)

Moved by Councillor McIlroy, seconded by Councillor Girard

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748” (Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723) be given first and second readings.

CARRIED UNANIMOUSLY

REPORT

16. Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.)
– File: 08-3400-20-0008/1

Report: Development Planner, February 3, 2020

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724) be considered and referred to a Public Hearing;

Continued...

REPORT – Continued

16. Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.)
– File: 08-3400-20-0008/1 – Continued

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

CARRIED

Mayor Buchanan and Councillor Back are recorded as voting contrary to the motion.

BYLAW – FIRST AND SECOND READINGS

17. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724)

Moved by Councillor Bell, seconded by Councillor McIlroy

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724) be given first and second readings.

CARRIED

Mayor Buchanan and Councillor Back are recorded as voting contrary to the motion.

REPORT

18. Rezoning Application: 820 Marine Drive (Quantum 1 Cannabis / Russ Rossi)
– File: 08-3400-20-0011/1

Report: Development Planner, February 3, 2020

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled “Rezoning Application: 820 Marine Drive (Quantum 1 Cannabis / Russ Rossi)”:

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

BYLAW – FIRST AND SECOND READINGS

19. “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725)

Moved by Councillor Girard, seconded by Councillor Hu

THAT “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be given first and second readings.

CARRIED

Mayor Buchanan is recorded as voting contrary to the motion.

PUBLIC CLARIFICATION PERIOD

Mayor Buchanan declared a recess at 7:21 pm for the Public Clarification Period and reconvened the meeting immediately after.

COUNCIL INQUIRIES

Nil.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

CITY CLERK’S RECOMMENDATION

Moved by Councillor Hu, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed session, pursuant to the *Community Charter*, Sections 90(1)(e) [land matter], 90(1)(g) [legal matter], 90(1)(k) [negotiations] and 90(1)(m) [confidential matter].

CARRIED UNANIMOUSLY

ADJOURN IN CLOSED SESSION

The meeting recessed at 7:23 pm and did not reconvene. A motion to adjourn was approved in the Committee of the Whole, Closed session, at 8:52 pm.

“Certified Correct by the City Clerk”

CITY CLERK



For Metro Vancouver meetings on Friday, January 31, 2020

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg.Valou@metrovanancouver.org or Kelly.Sinowski@metrovanancouver.org

Metro Vancouver Regional District

E 1.1 Contribution Agreement – Pacific Parklands Foundation

APPROVED

The Pacific Parklands Foundation (PPF) is a charitable public foundation and society established by a Greater Vancouver Regional District Board resolution in 2000. PPF operates with the mandate to support Metro Vancouver Regional Parks. Since 2001, Metro Vancouver has provided an annual contribution to PPF to cover core operating expenses.

Metro Vancouver Regional District's three-year Contribution Agreement with PPF for \$175,000 annually expired at the end of 2019.

The Board approved a Contribution Agreement between the MVRD and PPF for a three-year term starting January 1, 2020, which includes status quo contribution funding of \$175,000 in 2020 with inflation increases for 2021 and 2022 that result in total contribution funding of \$179,000 (2021) and \$183,000 (2022).

E 2.1 Metro Vancouver Comments on the BC Zero Emission Vehicle Act Regulations Intentions Paper

APPROVED

On December 3, 2019, Metro Vancouver submitted staff comments on the BC Zero Emission Vehicle Act (ZEV Act) Regulations Intentions Paper through the Ministry of Energy, Mines and Petroleum Resources (MEMPR) consultation process. The legislation is intended to ensure a greater availability of zero-emissions light-duty passenger vehicles at more affordable prices in B.C., and reduce greenhouse gas emissions. Staff identified issues with the proposed regulations that would limit the ability of the ZEV Act and regulations to increase ZEV sales in BC and lower greenhouse gas emissions.

Due to time constraints with the consultation period, the comments reflected the views of Metro Vancouver staff and were not reviewed or endorsed by the MVRD Board of Directors. A follow-up by the MVRD Board on Metro Vancouver's staff submission may enhance the impact of local government staff comments.

The Board resolved to write a letter to the provincial Minister of Energy, Mines and Petroleum Resources endorsing Metro Vancouver's staff submission on the BC ZEV Act Regulations Intentions Paper.

Reviewed by:

CAO



G 1.1 Bowen Island Municipality – Metro Vancouver Regional District Security Issuing Bylaw No. 1298, 2020

APPROVED

As set out in the Community Charter, the MVRD must adopt a security issuing bylaw in order to enable Bowen Island Municipality to proceed with their long term infrastructure borrowing request of \$2,533,000. This borrowing relates to construction and improvement to water infrastructure, specifically the Cove Bay Water Treatment Plant. The municipality has met the regulatory requirements and has the legislative authority to undertake the planned infrastructure borrowing.

The Board, pursuant to Sections 182(1)(b) and 182(2)(a) of the Community Charter, gave consent to the request for financing from Bowen Island Municipality in the amount of \$2,533,000; gave first, second and third readings to the security issuing bylaw; passed and finally adopted said bylaw, then forwarded it to the Inspector of Municipalities for Certificate of Approval.

G 1.2 Village of Lions Bay – Metro Vancouver Regional District Security Issuing Bylaw No. 1299, 2020

APPROVED

As set out in the Community Charter, the MVRD must adopt a security issuing bylaw in order to enable the Village of Lions Bay to proceed with their long term infrastructure borrowing request of \$600,000. This borrowing relates to construction and improvement to water infrastructure. The Village of Lions Bay has met the regulatory requirements and has the legislative authority to undertake the planned infrastructure borrowing.

The Board, pursuant to Sections 182(1)(b) and 182(2)(a) of the Community Charter, gave consent to the request for financing from the Village of Lions Bay in the amount of \$600,000; gave first, second and third readings to the bylaw; passed and finally adopted the bylaw and forwarded it to the Inspector of Municipalities for Certificate of Approval.

G 2.1 Regional Parks Service Amendment Bylaw No. 1290 Final Adoption

APPROVED

On November 1, 2019, the Board gave first reading to Amending Bylaw No. 1290 which will amend the Regional Parks Service Bylaw to authorize MVRD Parks to operate an extraterritorial area for the portion of Aldergrove Regional Park located in the City of Abbotsford.

In addition to the Province enacting Regulation 228/2019 (authorizing this extraterritorial area), as directed, staff have satisfied two prerequisite conditions for the Amending bylaw: first, consent for the Amending Bylaw from the service participants has been obtained, and second, approval from the Inspector of Municipalities has been obtained.

The Board passed and finally adopted Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019.



I 1 Information Items**RECEIVED**

The Board received information items from the Performance and Audit Committee.

5.1 MVRD Audit Plan from BDO Canada LLP

Metro Vancouver Districts and the Metro Vancouver Housing Corporation are required under provincial legislation to prepare annual financial statements, audited by a public accounting firm and approved by the Board by May 15th each year. The 2019 financial statements will be presented to the Performance and Audit Committee at its April meeting, prior to Board approval.

The report contains an audit planning report prepared by BDO Canada LLP, Metro Vancouver's auditors, outlining the audit approach, key audit areas, auditor responsibilities and audit deliverables. In addition, the report highlights a number of upcoming accounting standards, the most significant being the Asset Retirement Obligation requirement, effective fiscal year 2022. Management has started an impact assessment for this standard and will report back to the Committee on a continuous basis throughout the project.

5.5 Tender/Contract Award Information – September 2019 to November 2019

During the period September 1, 2019 to November 30, 2019, the Purchasing and Risk Management Division issued 17 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were three existing contracts requiring contract amendments, which necessitate further reporting to the Performance and Audit Committee. All awards and amendments were issued in accordance with the Officers and Delegation Bylaws 1208, 284 and 247 – 2014 and the Procurement and Real Property Contracting Authority Policy.

Greater Vancouver Water District**E 1.1 Award of Contract Resulting from Request for Proposal (RFP) No. 19-371: Supply and Delivery of Steel Pipe for 2020 Water Services Construction Projects****APPROVED**

Request for Proposal No. 19-371 was issued for the supply and delivery of steel pipe for the 2020 Water Services construction projects, and Northwest Pipe Company was the only pre-qualified supplier that submitted a proposal.

The Board approved the award of a contract in the amount of up to \$17,531,398.16 (exclusive of taxes) to Northwest Pipe Company resulting from this RFP.



Greater Vancouver Sewage and Drainage District

E 1.1 Investing in Canada Infrastructure Program

APPROVED

The governments of Canada and British Columbia have committed up to \$150 million for the second intake of the Investing in Canada Infrastructure Program - British Columbia - Green Infrastructure - Environmental Quality. The program offers up to 73.33% of funding for approved projects, which would leave Metro Vancouver responsible for approximately \$8 million in costs for either of the two projects recommended in the report.

The Board directed staff to submit applications for grant funding for two projects, as described in the report:

- North Shore Wastewater Treatment Plant Tertiary Upgrade with a total estimated cost of \$30 million – 73.33% from Canada and the Province of British Columbia and a 26.67% GVS&DD funding commitment in the amount of \$8,001,000 toward the project.
- Waste-To-Energy Facility District Energy Program with a total estimated cost of \$30 million – 73.33% from Canada and the Province of British Columbia and a 26.67% GVS&DD funding commitment in the amount of \$8,001,000 toward the project.

E 2.1 Board Appointments and Rescindments of Bylaw Enforcement Officers

APPROVED

Recent changes in staff have resulted in a need to update staff appointments as Board-designated municipal sewage control managers and municipal sewage control officers.

The Board, pursuant to the Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw and the Environmental Management Act:

- appointed Metro Vancouver employee Nicole Gatto as a municipal sewage control officer;
- rescinded the appointments of former Metro Vancouver employees Larry Avanthay, Kristen Beattie and Johanna Legge as municipal sewage control officers; and
- appointed City of Vancouver employee Nicole Montgomery as a deputy sewage control manager.

The Board, pursuant to Section 28 of the Offence Act:

- appointed Metro Vancouver employee Nicole Gatto for the purpose of serving summons for alleged violations under the Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw; and
- rescinded the appointments of former Metro Vancouver employees Larry Avanthay, Kristen Beattie and Johanna Legge.

E 2.2 Award of Phase C – Tendering Services, for Northwest Langley Wastewater Treatment Plant – Design and Construction Engineering Services**APPROVED**

In 2019, the GVS&DD issued Request for Proposal (RFP) No. 19-007: Northwest Langley Wastewater Treatment Plant – Design and Construction Services, which was comprised of five phases. The first two phases (A&B) for indicative design revalidation and detailed design were awarded by the Board on June 28, 2019 for \$35,327,087 (exclusive of taxes) to CH2M Hill Canada Limited. The detailed design has advanced to a stage where equipment selection must begin.

The Board approved the award of Phase C - Tendering Services, in the amount of up to \$5,303,514 (exclusive of taxes) to the Phase A and Phase B consultant, CH2M Hill Canada Limited.

E 3.1 2019 Integrated Solid Waste & Resource Management Plan Biennial Report**APPROVED**

The 2019 Integrated Solid Waste & Resource Management Plan Biennial Report is a progress report on the implementation of the existing Integrated Solid Waste and Resource Management Plan (ISWRMP), as required by the Province. The report contains statistics on the region's waste diversion and disposal performance, including a waste diversion rate of 64% and a per capita disposal rate of 0.48 tonnes per year in 2018.

The report provides the implementation status of initiatives in the ISWRMP. Although Metro Vancouver is among the most successful jurisdictions in North America in reducing municipal solid waste, the region will not be able to reach its goal of 80% diversion without new regulatory and policy tools. Key opportunities for diversion include increasing performance in the multi-family and commercial/institutional sectors, as well as enhancing recovery of materials such as plastics, organics and construction and demolition waste. The Board has approved initiating an update of the solid waste management plan with a new plan expected by 2022 or 2023.

The Board directed staff to invite feedback on the 2019 Integrated Solid Waste and Resource Management Plan Biennial Report from public stakeholders and First Nations in BC with interests in the region, and directed staff to submit the 2019 Integrated Solid Waste and Resource Management Plan Biennial Report and feedback to the Ministry of Environment and Climate Change Strategy.

E 3.2 Board Appointments and Rescindments of Bylaw Enforcement Officers**APPROVED**

Recent changes in staff have resulted in a need to update staff appointments as Board-designated officers under the Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996, the Environmental Management Act and the Offence Act.

The Board, pursuant to the Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996 and the Environmental Management Act:

- rescinded the appointments of the following persons as officers: Kristen Beattie, Larry Avanthay, and Johanna Legge; and
- appointed Metro Vancouver employee Nicole Gatto as an officer.

The Board, pursuant to the Offence Act, appointed Nicole Gatto for the purpose of serving summons under Section 28 of the Offence Act for alleged violations under the Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996.

**G 1.1 Greater Vancouver Sewerage and Drainage District Fermentation Operations
Amending Bylaw No. 333, 2020**

APPROVED

A bylaw regulates small fermentation operations with discharge volumes of less than 3,000 hectolitres (hL) of wastewater in a 30-day period. The treatment fees defined in the Bylaw are based upon proxies for wastewater quantity and organic strength. Staff developed an amending bylaw containing treatment fees that more closely reflect actual treatment costs and are based upon data from inspections and sampling results for organic strength. The amending bylaw also reduces barriers by exempting very small operations producing less than 250 hL of liquor per year from treatment fees, resulting in slightly lower revenues while freeing up staff resources and reducing administrative costs. Engagement was undertaken with registered fermentation operations in the region through September 2019. Metro Vancouver staff have responded to all comments received, including clarification that the user fees are intended to reflect cost-recovery.

The Board gave first, second and third readings to Greater Vancouver Sewerage and Drainage District Fermentation Operations Amending Bylaw No. 333, 2020; and passed and finally adopted said bylaw.

Metro Vancouver Housing Corporation

**E 1.1 Expression of Interest to Identify Potential Member Lands for Metro Vancouver
Housing Development**

RECEIVED

The Metro Vancouver Housing 10-Year Plan sets a target for Metro Vancouver Housing to develop 1,350 new units over the next decade, at least 500 of which are targeted through partnerships on member lands. To support this target, the MVRD Board approved a new \$4 million annual tax requisition, starting in 2020.

To facilitate the use of these funds, staff have developed an Expression of Interest (EOI) to identify potential member lands that could be leased or sold to Metro Vancouver Housing at a nominal cost. This report introduces the EOI and outlines key considerations that Metro Vancouver Housing will use to prioritize opportunities.

The Board received the report for information.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8759

A Bylaw to amend “Fees and Charges Bylaw, 1993, No. 6383”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Fees and Charges Bylaw, 1993, No. 6383, Amendment Bylaw, 2020, No. 8759” (2020 Filming Schedule of Fees)**.
2. “Fees and Charges Bylaw, 1993, No. 6383” is amended as follows:
 - A. By deleting Schedule “C” Schedule of Fees for Filming in its entirety and replacing it with the new Schedule “C” attached to this bylaw.

READ a first time on the 10th day of February, 2020.

READ a second time on the 10th day of February, 2020.

READ a third time on the 10th day of February, 2020.

ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK

SCHEDULE “C” SCHEDULE OF FEES FOR FILMING

MANDATORY FEES

Film Permit Fee	\$230
Each additional location	\$230
Youth in Film (one time annual fee)	\$250
Damage Deposit	\$5,000 (dependent on location/project)
Commercial Media: i.e. still photography, reality TV, corporate video	\$225
Student Film Permit *Please refer to the webpages dedicated to student film projects	Free *

ELECTRICAL PERMIT (GST EXEMPT)

Single Location permit (one inspection/location)	\$124
Annual Permit	\$750

ON STREET PARKING & TOW SHOTS

Street Filming Signage & Labour	\$330
Street Parking	\$60 per 30m per day
Tow shots	\$150
Street Filming User Fee (per block)	\$175
Street Meter Charges / Surface Lot Stalls	\$12 each per day
Parkade Stall Charges	\$10 per stall per day +24% TransLink tax
Parking Lots/Gravel Fields	\$500 per day

RCMP (MINIMUM 4 HOUR CALLOUT AND 48 HOUR CANCELLATION NOTICE)

RCMP Officer (Cst/Cpl)	\$150/hour
RCMP Sergeant	\$185/hour
Clerical Staff Time	\$80/hour (no 4 hour minimum)

FIRE DEPARTMENT (MINIMUM 4 HOUR CALLOUT AND 48 HOUR CANCELLATION NOTICE)

Firefighter (in turn out gear)	\$125/hour per Firefighter
Fire Officer (in turn out gear)	\$150/hour per Officer
Clerical Staff Time	\$50
Aerial Ladder	\$350/hour
Pumper Truck	\$200/hour
Rescue Vehicle	\$150/hour
Comm. Officer or Service Vehicle	\$100/hour

SPECIAL EFFECTS APPLICATION (PYROTECHNICS)

Special Effects Permit (includes On-Site Inspection by Fire Officer)	\$175
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CITY BUILDINGS AND PLAZAS: DAILY RATE

Fire Hall, Operations Yard, 14 th Street Plaza & other similar sites	\$600/day
City Hall (per named component)	\$600/day
City Library	\$1,000/day
Parks	\$600/day
Lunch Tents in Parks	\$250/day
Prep and Wrap Days - 50% daily amount	

CITY SHIPYARDS: DAILY RATE

St. Roch , Goldsworthy Dock or Cates Deck	\$800/day
Burrard Dry Dock	\$2,000/day
Shipbuilders' Square	\$800/day
Foot of Lonsdale, Spirit Trail (by exception only)	\$800/day
Shipyards Commons	\$4,000/day
Prep and Wrap Days - 50% daily amount	

CITY SHIPYARDS: DAILY RATE

Electrical connection	\$150 per day per connection
Street Meter Charges (Wallace Mews)	\$40 per stall per day

CEMETERY: DAILY RATE

Cemetery (Heritage Section)	\$3,000/day
Prep and Wrap Days - 50% daily amount	
Cemetery Caretaker (out of hours only)	\$80/hour
Grave Digging (incl. digger, truck & two staff.)	\$1,600

MISCELLANEOUS FEES

Site Meeting / site liaison fee, for City of North Vancouver staff, i.e. Environment, Transportation, Operations, Facilities, Parks, etc.	at cost
Film Liaison on site	\$75/hour

GST applies to the fees listed above, except for Electrical Permits. Please note that items in this Schedule of Fees are subject to change without notice.

FEE REDUCTION

The City's Film Office staff have the authority to consider a request for a one-time 50% fee reduction of the City's location fees, subject to the following criteria:

1. Productions should be either non-theatrical (such as shorts, student foundation films, documentaries), or
2. Theatrical productions that are under \$500,000 total gross budget (staff will request they provide their budget top sheet to verify),
3. Filming will not take place over more than two days in the City location.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8762

A Bylaw to amend “Construction Regulation Bylaw, 2003, No. 7390”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2020, No. 8762” (Electrical Permit Fees)**.
2. “Construction Regulation Bylaw, 2003, No. 7390” is amended as follows:
 - A. Schedule “A” – Fees and Deposits, Section 5. Electrical Permit Fees:
 - (1) By deleting the words “5. Electrical Permit Fees (Carnivals, Circuses)” and replacing it with the following:

5. Electrical Permit Fees (Temporary Event Connections)
 - (2) By deleting subsection 6. Electrical Permit Fees (Temporary Entertainment Connections) in its entirety.

READ a first time on the 10th day of February, 2020.

READ a second time on the 10th day of February, 2020.

READ a third time on the 10th day of February, 2020.

ADOPTED on the <> day of <>, 2020.

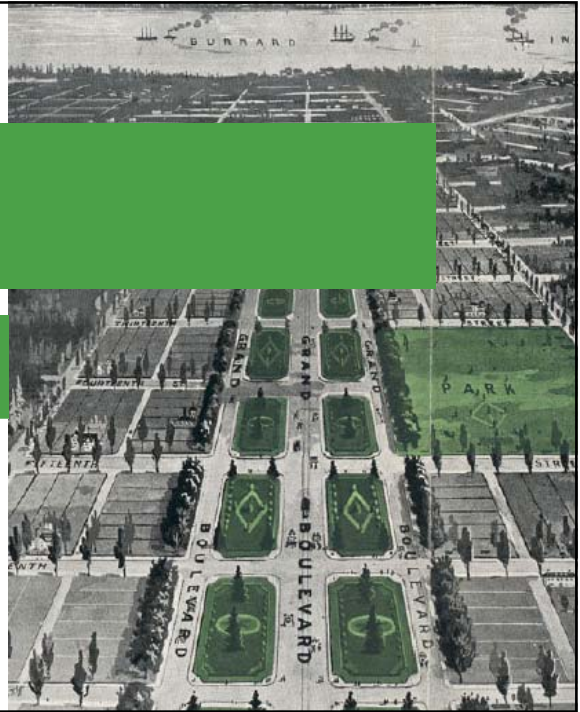
MAYOR

CITY CLERK

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2020 Heritage Awards

February 24, 2020



Residential Conservation Award

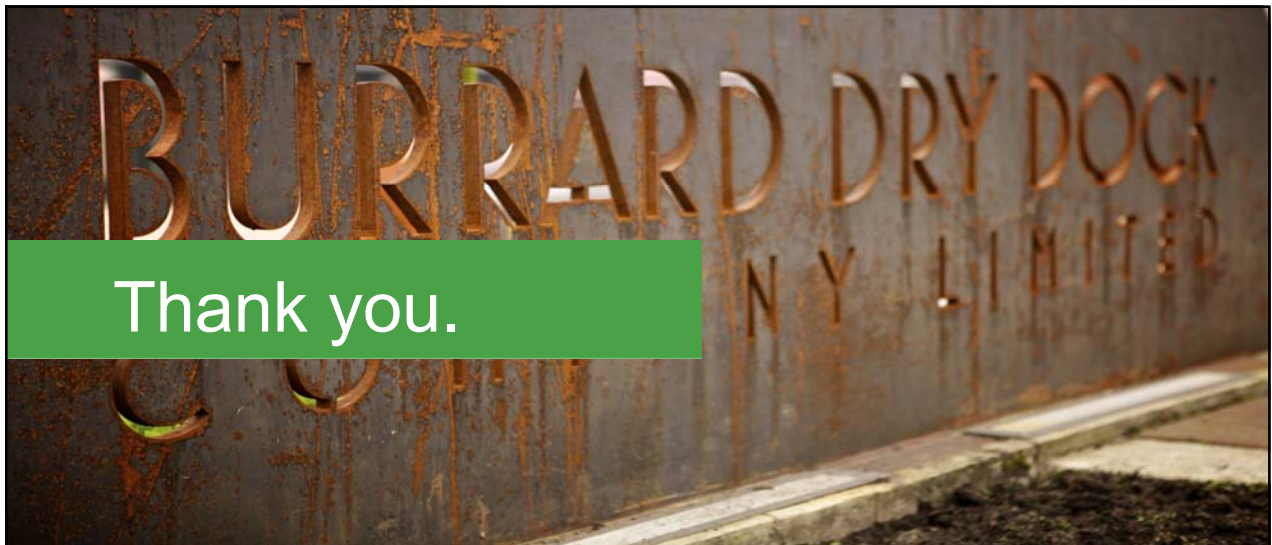


The Peers Residence
736 East 3rd Street

Residential Conservation Award Honourable Mention



**The Bayne Residence
348 West 15th Street**



Thank you.



A Strategy for Community Recreation

The purpose of the Community Recreation Strategy is to:

- Highlight the wide ranging benefits of community recreation
- Map the current inventory of spaces and assets
- Establish a vision and philosophical foundation for community recreation in the City
- Create a four-step process to help prioritize significant community recreation projects in the City

Future work will explore art and culture and their benefits to community health and wellness.

Recreation in the City Defined

Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.

- A Framework for Recreation in Canada: Pathways to Wellbeing (2015)

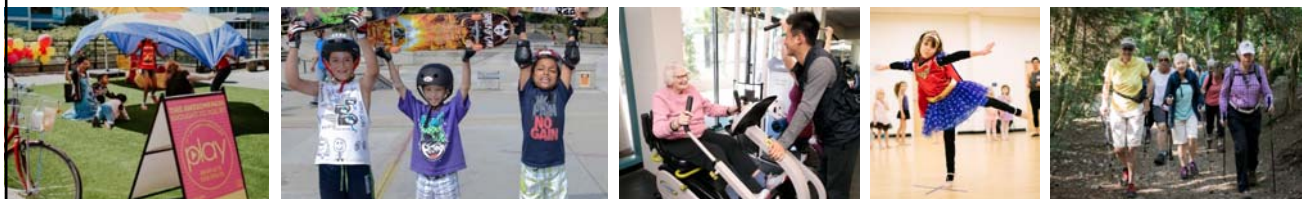


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3

Benefits of Community Recreation

- Improves physical and mental health and wellbeing
- Provides opportunities to become more connected to each other and to our community
- Reduces health care, social service and police / justice costs
- Provision of parks & greenspace provides positive impact on individual wellness and on the natural environment



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4

Current Inventory

The City has an existing robust and integrated system of indoor and outdoor facilities, amenities and programs.

A variety of opportunities are available for residents of all ages, ethnicities, abilities and interests to live happy, active and connected lives.



- | | | |
|------------------|-----------------------|----------------------------------|
| Playgrounds | Bocce Court | Skatepark |
| Spray Parks | Pump Track | Outdoor Skating Rink |
| Sports Fields | Putting Green | Greenways and Trails |
| Sports Courts | Lawn Bowling (Future) | City of North Vancouver Boundary |
| Beach Volleyball | Disc Golf Course | |

Current Inventory

A City for People



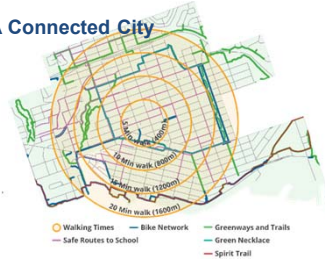
A Liveable City



A Vibrant City



A Connected City



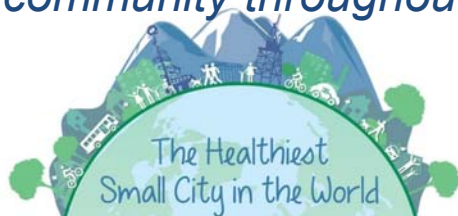
A Prosperous City



City Vision & Alignment

The City's vision is to create a Healthy City for All.

Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life.



Broader Planning Influences

Council's Strategic Plan
(2018-2022)

A Vibrant City:
The Role of Community Recreation

The Social Determinants of Health

<https://www.cpha.ca/what-are-social-determinants-health>

1. Income and Income Distribution
2. Education
3. Unemployment and Job Security
4. Employment and Working Conditions
5. Early Childhood Development
6. Food Insecurity
7. Housing
8. Social Exclusion
9. Social Safety Network
10. Health Services
11. Aboriginal Status
12. Gender
13. Race
14. Disability

The Benefits of Recreation

<https://benefitshub.ca>

1. Is essential to personal health and wellbeing
2. Is a significant economic generator
3. Provides a foundation for quality of life
4. Reduces health care, social service and police/justice costs
5. Provides the key to balanced human development
6. Reduces self-destructive and anti-social behaviours
7. Green spaces are essential to wellbeing
8. Builds strong and healthy communities

A Framework for Recreation in Canada

<https://www.cpra.ca/about-the-framework/>

1. Active living
2. Inclusion and access
3. Connecting people with nature
4. Supportive environments
5. Building recreation capacity

Principles

- **Progressive:** The City will find creative and innovative ways to enhance the level and delivery of community recreation services
- **Engaged:** The City will consider input from all residents when it comes to measuring needs, satisfaction and success of community recreation.
- **Fiscally Responsible:** The City will be fiscally responsible in the delivery of community recreation services.
- **Informed:** The City will make informed decisions using relevant data for the provision of community recreation services.
- **Open:** The City will ensure that community recreation services are available and accessible by all City residents.
- **Collaborative:** The City will maintain, strengthen and build relationship with community organizations and stakeholders.
- **Environmentally Responsible:** The City will strive for ambitious reductions in GHGs and carbon footprint when designing and delivering community recreation.

Goals

Improve the health and wellbeing of individuals

- Provide opportunities for all to be active and creative; regardless of age, ability and identity
- Enable life-long active living, physical literacy, play and creativity
- Ensure equitable access through opportunities that are physically, financially and socially accessible
- Provide opportunities for skill development
- Promote and enable the benefits of being in nature

Foster sense of belonging and strengthen community capacity

- Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender
- Build community spirit and pride
- Provide safe, welcoming spaces, places and experiences that allow people to connect to one another
- Develop leadership and build community capacity
- Facilitate environmental and community stewardship

Decision Making Framework

Step 1:

How well does an amenity meet our goals?

Step 2:

Do we have the right amount and range of amenities?

Step 3:

How do we prioritize delivery of enhanced or new amenities?

Step 4:

Taking action & moving forward.



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Decision Making Framework

Step 1: How well does an amenity meet our goals?

Goals:

- Improve the health and wellbeing of individuals
- Foster sense of belonging and strengthen community capacity

If an amenity does not significantly meet our goals, the City's support for the amenity should be reconsidered.

city
of north
vancouver

12

Decision Making Framework

Step 2: Do we have the right amount and range of amenities?

Demand Indicators:

- Use of Amenities
- Community Priority
- Group Preference
- Participation Trends & Demographics
- Comparative Supply

For an amenity to be considered further, evidence must be presented that an existing amenity should be enhance or new amenity pursued.

Decision Making Framework

Step 3: How do we prioritize delivery of enhanced or new amenities?

Criteria:

- Goals
- Financial Impact
- Non-exclusive, Flexible & Adaptable
- Expected Economic Impact

This list of criteria can be used to prioritize amenities, providing a reference point to help allocate funds and comparative timelines for delivery of enhanced or new amenities.

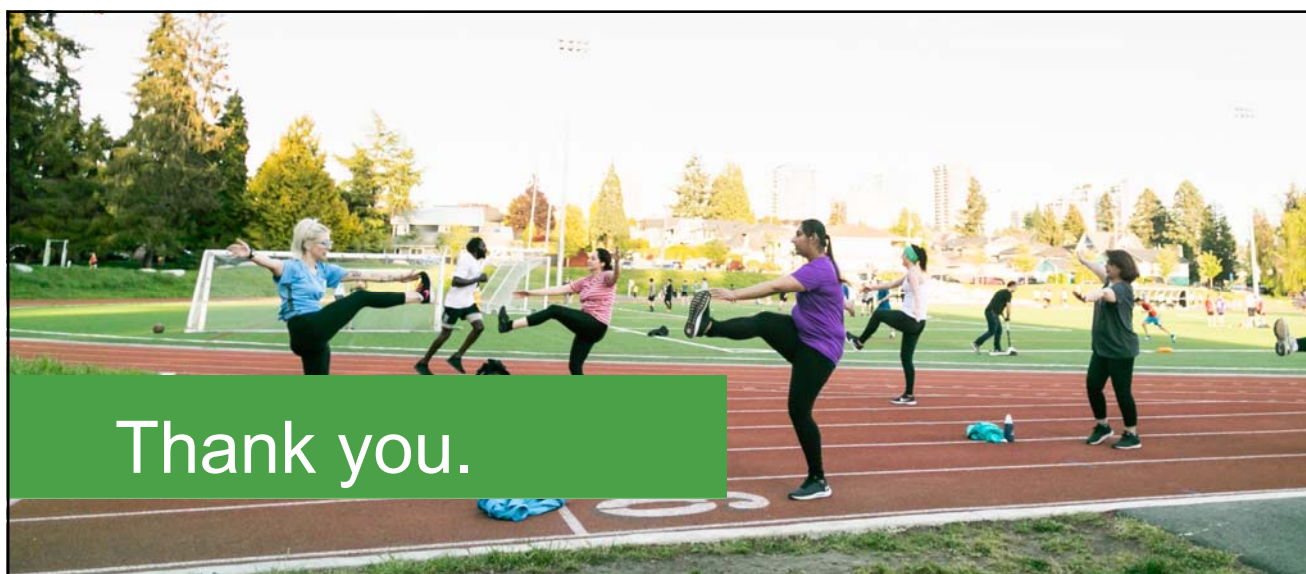
Decision Making Framework

Step 4: Take action & moving forward!

- Process is intended to be on-going
- Goals should be reconfirmed if Council priorities shift in the future
- For significant community recreation enhancements or new amenities, the four-step process should be undertaken



Next Steps:

- With Council endorsement of the strategy, staff will report back with a prioritization of the Harry Jerome Community Recreation Centre components and associated projects utilizing the decision-making framework.



Thank you.



		
Department Manager	Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
STRATEGIC & CORPORATE SERVICES DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Reinhold, Deputy Director, Strategic & Corporate Services

Subject: COMMUNITY RECREATION STRATEGY

Date: February 12, 2020 File No: 01-0620-02-0002/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Deputy Director, Strategic & Corporate Services, dated February 12, 2020, entitled "Community Recreation Strategy":

THAT the Community Recreation Strategy, entitled "A Healthy City for All: The Role of Community Recreation", be endorsed;

AND THAT staff report back with a prioritization of Harry Jerome Community Recreation Centre components and associated projects utilizing the decision-making framework outlined in the strategy.

ATTACHMENTS:

1. "A Healthy City for All: The Role of Community Recreation" dated February 2020 ([Doc #1881918](#))

BACKGROUND:

In May 2019, Council directed staff to develop a strategy for community recreation for indoor and outdoor recreation assets. Council also directed that a future phase of the Community Recreation Strategy consider arts and cultural components.

DISCUSSION:

Community recreation represents a wide range of amenities and experiences and is integral to providing people with the opportunity to improve physical and mental health and wellbeing, and to become more connected to each other and their community.

The City has an existing robust and integrated system of both indoor and outdoor facilities, amenities and programs, offering a variety of opportunities to residents.

Providing these community recreation facilities and spaces is important, but decisions related to updating and adding amenities can be difficult. “A Healthy City for All: The Role of Community Recreation” (see Attachment 1) has been developed as phase one of a Community Recreation Strategy to provide a consistent and transparent approach for the provision and prioritization of significant community recreation amenities.

This first phase of the Community Recreation Strategy strives to achieve the following:

- Highlight the wide-ranging benefits of community recreation
- Map the current inventory of spaces and assets
- Establish a vision and philosophical foundation for community recreation in the City
- Create a four-step process to help prioritize significant community recreational projects in the City

The philosophical foundation and decision-making framework within the strategy is focused around goals for community recreation. These goals were created by utilizing existing research and were then aligned with Council’s Strategic Priorities. With endorsement of the strategy, stakeholder groups for both indoor and outdoor amenities will have a clear understanding of the expected and desired goals for investment in community recreation. Any current or future “asks” should be made with consideration of these goals.

Future work will consider the provision of arts and cultural amenities and their benefits to community health and wellness.

NEXT STEPS:

With Council’s endorsement of this report and the strategy, staff will report back with an evaluation and prioritization of HJCRC components and associated projects for consideration.

FINANCIAL IMPLICATIONS:

There are no immediate financial implications with the endorsement of the Community Recreation Strategy. The Community Recreation Strategy will however be used to support the prioritization of significant community recreation facilities and amenities.

The four-step decision-making framework within the Community Recreation Strategy will help to provide a transparent and consistent approach for the replacement, enhancement or provision of a new facility or amenity. The overall net cost impact

(capital and operating) for a facility or amenity is included as one of the criteria of high importance within the four-step decision-making framework.

INTER-DEPARTMENTAL IMPLICATIONS:

Strategic & Corporate Services, Engineering, Parks & Environment and North Vancouver Recreation and Culture Commission staff collaborated on the development of the Community Recreation Strategy.

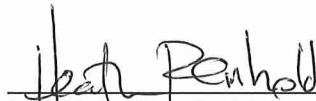
CORPORATE PLAN AND/OR POLICY IMPLICATIONS:

The Community Recreation Strategy contributes to and provides guidance for several strategies and plans focused on supporting and enhancing the health and wellness of our community.

STRATEGIC PLAN IMPLICATIONS:

A Healthy City for All: The Role of Community Recreation reflects the vision, principles and five priorities of the Strategic Plan.

RESPECTFULLY SUBMITTED:

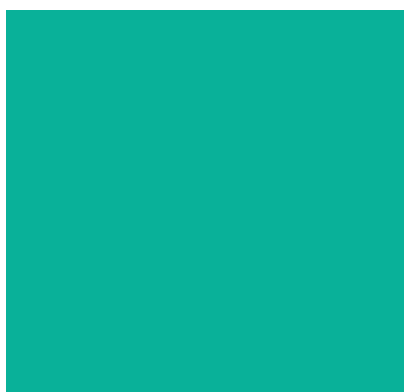


Heather Reinhold
Deputy Director, Strategic & Corporate
Services

City of North Vancouver

A Healthy City for All: The Role of Community Recreation

February 2020





Recreation in the City Defined:

Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.

- A Framework for Recreation in Canada: Pathways to Wellbeing (2015)

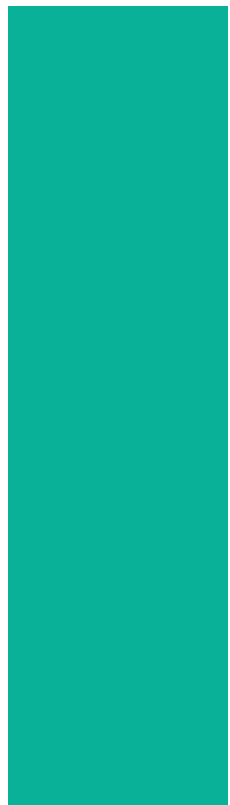
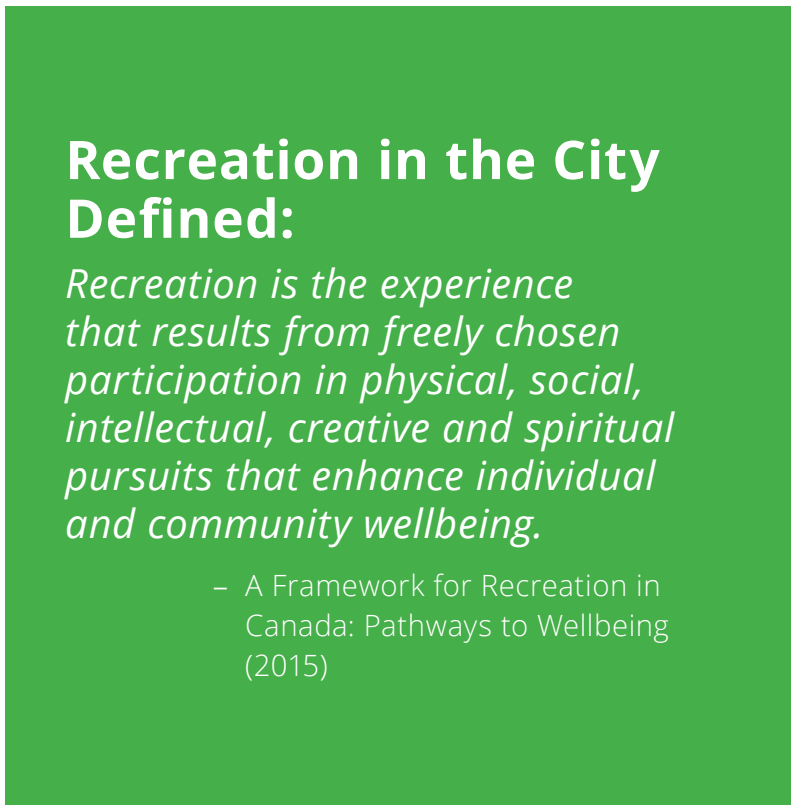
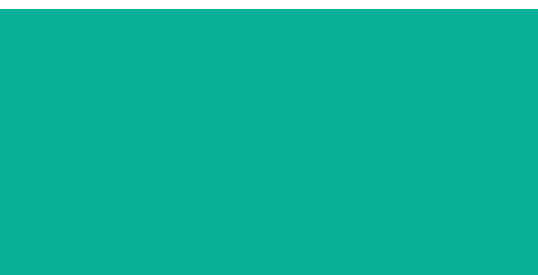


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Introduction

The City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life.

Benefits of Community Recreation

Community recreation represents a wide range of amenities and experiences, providing people with the opportunity to improve physical and mental health and wellbeing, and to become more connected to each other and their community.

Community recreation is essential to personal health and wellbeing and has been proven to reduce health care, social service and police/justice costs. Community recreation provides opportunities for positive and healthy behaviours. Parks and green spaces have a positive impact on individual wellness and on the natural environment. Community recreation is integral to providing opportunities for residents of all ages, ethnicities, abilities and interests to live happy, active and connected lives.



A Strategy for Community Recreation

Realizing the immense value of community recreation and wellness at the individual, community, and environmental level the City of North Vancouver is contemplating its approach to renewal, replacement and provision of community recreational amenities.

The community recreation strategy will provide a transparent and consistent approach to prioritizing investment in community recreation.

The first phase strives to achieve the following:

- Highlight the wide ranging benefits of community recreation.
- Establish a vision and philosophical foundation for community recreation in the City.
- Map the current inventory of spaces and assets.
- Create a four step process to help prioritize significant community recreation projects in the City.

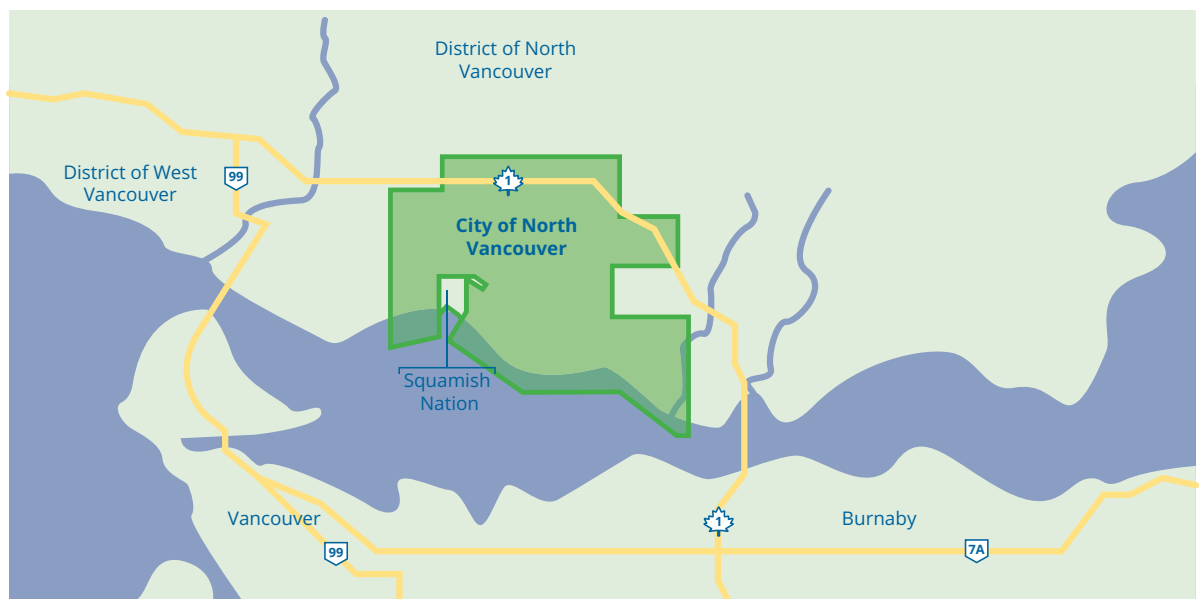
Future work will explore arts and culture and their benefits to community health and wellness.



Context

The City at a Glance

The City of North Vancouver is one of Canada's most vibrant communities. This is due not only to its unique natural surroundings but also due to its dynamic public spaces and available community recreational opportunities. The City of North Vancouver has a population of 52,520 (2016 census profile) and is located on the north shore of Burrard Inlet. The City is neighbours with the Squamish Nation, District of North Vancouver and District of West Vancouver. With its blend of modern urban amenities, natural landscapes and a vision to be the healthiest small city in the world, the City of North Vancouver is a desirable community in which to live.



Community Recreation in the City

14,645 registrations for North Vancouver Recreation and Culture Commission (NVRC) Programs in 2018 were City residents aged 14 years and younger



52,520 people live in the City of North Vancouver



59% of City residents reported their mental health to be very good or excellent¹

82% of City residents reported that they actively participate in indoor recreation activities²

49% of City residents reported that they are physically active 150+ minutes per week¹



Top 5 outdoor recreation activities reported by City residents are²:

- » Visited a park, natural area or beach for play, walking, bird watching or picnicking
- » Ran, jogged, power walked, hiked or biked
- » Gardened
- » Snow sports (cross-country skiing, snowshoeing, downhill skiing, snowboarding, tubing)
- » Water sports (kayaking, canoeing, rowing, dragon boating, paddle-boarding, windsurfing, sailing)



85% of City residents reported that they actively participate in outdoor recreation activities²

55% of City residents reported their general health to be very good or excellent¹



The **top 5 indoor** recreation activities reported by City residents are²:

- » Fitness centres, gyms or weight rooms
- » Exercise at home
- » Hot tub, steam room, sauna
- » Leisure swimming
- » Stretch, balance or relaxation classes



The percentage of City residents who reported that they or their household members, in the past three years, **utilized** the following **indoor facilities**²:

- » **77%** Public community recreation facilities in North Vancouver
- » **57%** Public recreation facilities outside of North Vancouver
- » **56%** Commercial fitness businesses
- » **27%** Private recreation or country club



NVRC Community Recreation Centres saw **494,000** City resident visits in 2019 through memberships, program registrations and general admissions (excluding all rentals)³



Sources: 1) My Health My Community 2013/2014, 2) 2018-19 NVRC Community Recreation and Culture Needs Assessment, 3) NVRC User Statistics

Greenway Use

The Spirit Trail section through Mosquito Creek Marina logged **423,608** trips in 2019; an average of **35,300** trips per month
The Green Necklace at 13th Street and Grand Boulevard logged **138,000** trips in 2019; an average of **12,309** trips per month



Shipyard Events

The Shipyards hosted over **100** events and programs with an estimated **154,00** attendees in 2019. Events and programs included:

- » **22** Friday Night Markets
- » **8** Summer Sessions/Concerts
- » **1** Grand Opening of "Shipyard Commons"
- » **1** Shipyards Festival
- » **1** Pride on the Pier
- » **3** Cultural Festivals
- » **2** Roller Skate Events
- » **3** Large Corporate Events
- » **4** Film Shoots
- » **3** Burrard Dry Dock Pier Bookings
- » **12** Days of Spirit of the Season



Organized Field Sports

18,243 hours were booked on CNV Fields in 2019

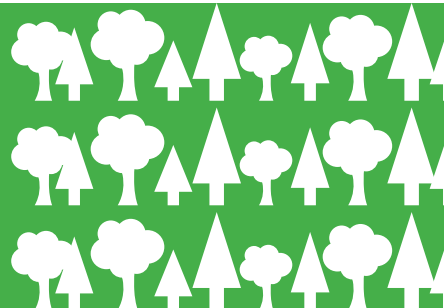
Park Supply

99.1% of City residents live within a 5 minute walk (400m) of a City park or trail



Environmental Stewardship 2019

- » **924** volunteers
- » **2,192** hours to restore forest habitat in 9 City parks
- » Total of **400m³** of invasive plants removed
- » **3,346** native trees and shrubs were planted



See pages 10 - 15 for community recreation inventory

Community Events

99 community events were booked in City parks, with an estimated **113,000** attendees



Sources: CNV GIS analysis based on current parks and trail alignment and 2016 census data, NVRCC Events staff, Evergreen 2019 Stewardship Program Summary Report, NVRCC Field Booking Staff

In order to understand the importance and current status of community recreation, it is important to be aware of existing City planning efforts, broader recreational planning influences and the current service delivery system for community recreation.

Existing Local Planning

The City is developing and/or implementing a number of major strategies and plans that support and enhance the health and wellness of city residents including the following.

- Official Community Plan
- Wellbeing Strategy (in progress)
- Parks Master Plan
- Mobility Strategy
- Walk CNV
- Master Transportation Plan
- Safe Routes to School
- Cycling Network Plan
- Child, Youth and Family Strategy (CNV4Me)
- Dementia Friendly Strategy/Age Friendly City
- North Vancouver Recreation and Culture Commission Strategic Plan
- North Vancouver Recreation and Culture Commission Indoor Recreation Facility Plan

In addition, Council's Strategic Plan (2018-2022) sets the vision to be the "Healthiest Small City in the World," and outlines priorities towards achieving Council's vision as outlined below. Council's Strategic Plan provides a solid foundation for community recreation planning.



Broader Planning Influences

When considering the future role of community recreation in the City it is important to understand and consider some broader planning influences relevant to community recreation. These influences come from within the recreation sector and beyond. At the foundation of community recreation is its direct and indirect benefit to residents throughout the City.

Council's Strategic Plan (2018-2022)

A Healthy City for All: The Role of Community Recreation

The Social Determinants of Health

<https://www.cpha.ca/what-are-social-determinants-health>

1. Income and Income Distribution
2. Education
3. Unemployment and Job Security
4. Employment and Working Conditions
5. Early Childhood Development
6. Food Insecurity
7. Housing
8. Social Exclusion
9. Social Safety Network
10. Health Services
11. Aboriginal Status
12. Gender
13. Race
14. Disability

The Benefits of Recreation

<https://benefitshub.ca>

1. Is essential to personal health and wellbeing
2. Is a significant economic generator
3. Provides a foundation for quality of life
4. Reduces health care, social service and police/justice costs
5. Provides the key to balanced human development
6. Reduces self-destructive and anti-social behaviours
7. Green spaces are essential to wellbeing
8. Builds strong and healthy communities

A Framework for Recreation in Canada

<https://www.cpra.ca/about-the-framework/>

1. Active living
2. Inclusion and access
3. Connecting people with nature
4. Supportive environments
5. Building recreation capacity

Community Recreation in the City

The City of North Vancouver is proud of its long-standing commitment to the provision of quality community recreation spaces, programs and services. This commitment has resulted in a comprehensive system of outdoor and indoor amenities, programs, services and events that provide opportunities for residents of all ages, ethnicities, abilities and interests to live healthy, active and connected lives.

The City provides an extensive system of outdoor community recreational spaces such as public plazas, active greenways, sport fields, playgrounds, passive parks, ecological corridors and outdoor sport courts. Providing a diverse range of public amenities with a focus on animating these spaces for the enjoyment of residents is an important component of meeting the recreation and wellness needs of the community.

Since 1970 the City of North Vancouver has partnered with the District of North Vancouver in the delivery of community recreation and culture services through the establishment of the North Vancouver Recreation and Culture Commission (NVRC). The NVRC is overseen by a Commission comprised of Council members, citizen appointees, and a school board trustee. The Commission is mandated to plan and deliver municipal recreation and arts services to residents of both municipalities, including recommending and operating public recreation and culture facilities, approving culture, sport and recreation grants, managing the civic art programs, booking many public spaces, as well as hosting and supporting community and special events.

In addition to the City and NVRC, there are several not for profit organizations, community groups and private service providers (~40 within the City) who provide options for residents.

The North Vancouver School District also plays a role in supporting community recreation; partnering with the City on joint-use for sports fields and sports courts, and providing access to gymnasiums and other facilities to community groups. Lastly, school grounds are an important component in the network of publicly accessible open space.



Community Recreation Inventory

The City of North Vancouver offers a variety of indoor and outdoor spaces for recreation activity to occur. This integrated system has lots to offer both residents and visitors. (See Appendix A and B)

It is also important to note that recreation occurs outside the City boundaries at indoor and outdoor spaces. The maps below and on the following pages show the variety of community recreation opportunities throughout the City and surrounding area.





















In 2019, Council adopted their Strategic Plan. In it, five key priorities have been identified to achieve the Vision to be *The Healthiest Small City in the World*. The following series of maps illustrate how the City's indoor and outdoor recreation assets support Council's Strategic Plan's five priorities.

1. A City for People

A City for People is welcoming, inclusive, safe, accessible and supports the health and wellbeing of all.



- | | | |
|--|--|---|
|  Playgrounds |  Putting Green |  Sports Fields |
|  Spray Parks |  Lawn Bowling (Future) |  Recreation Facilities |
|  Baseball Diamonds |  Disc Golf Course |  Running Track |
|  Basketball Courts |  Skatepark |  Public Open Space (Plazas) |
|  Beach Volleyball |  Sports Courts |  Parks |
|  Bocce Court |  Pump Track |  Schools |



2. Liveable City

A Liveable City leads the way in climate action and acts as a steward of the environment for future generations.



 Parks and Public Open Spaces

 City Trees

 Community Garden

 Natural Area Trees

 Greenways and Trails

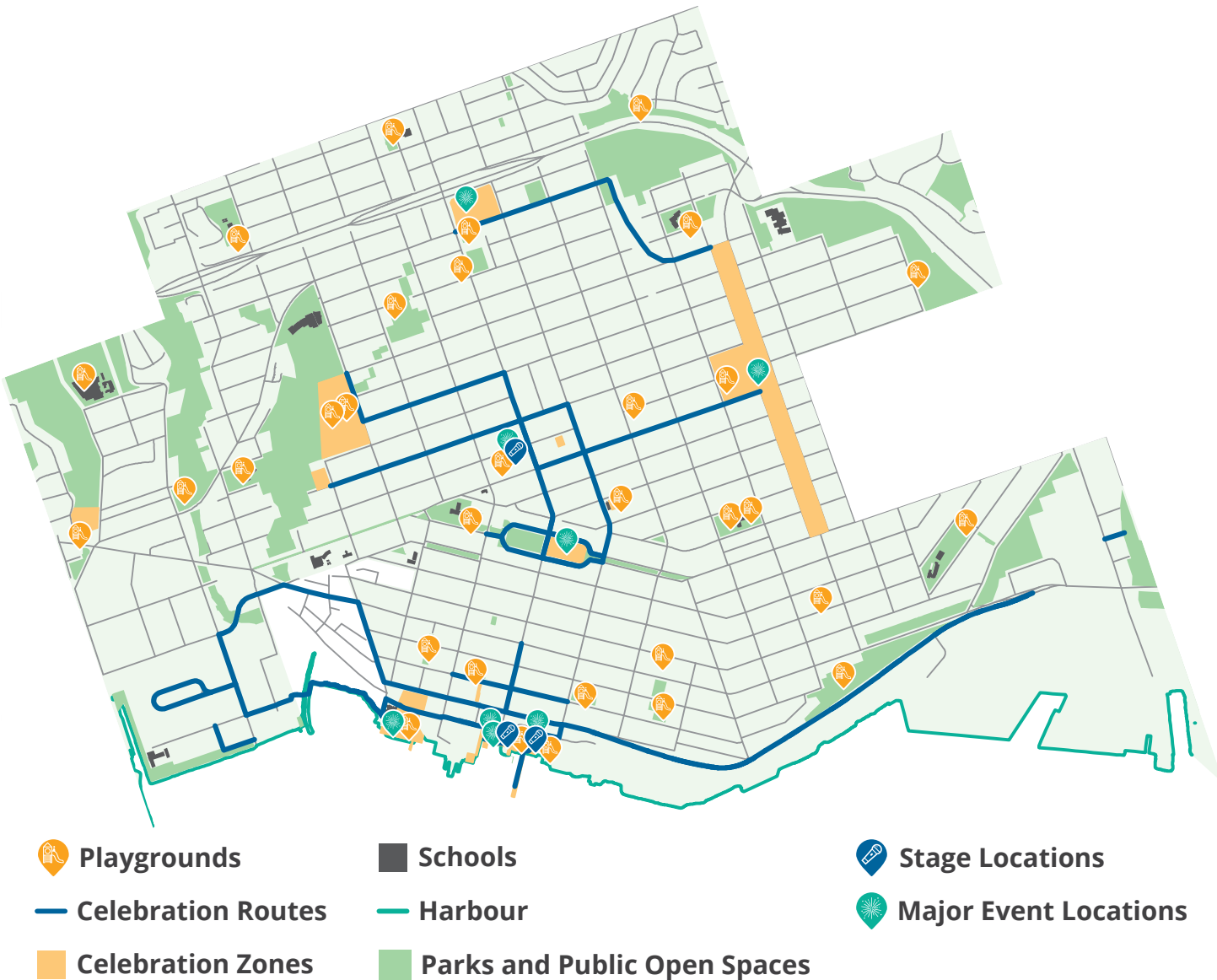
 Green Necklace

 Spirit Trail



3. Vibrant City

A Vibrant City is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.

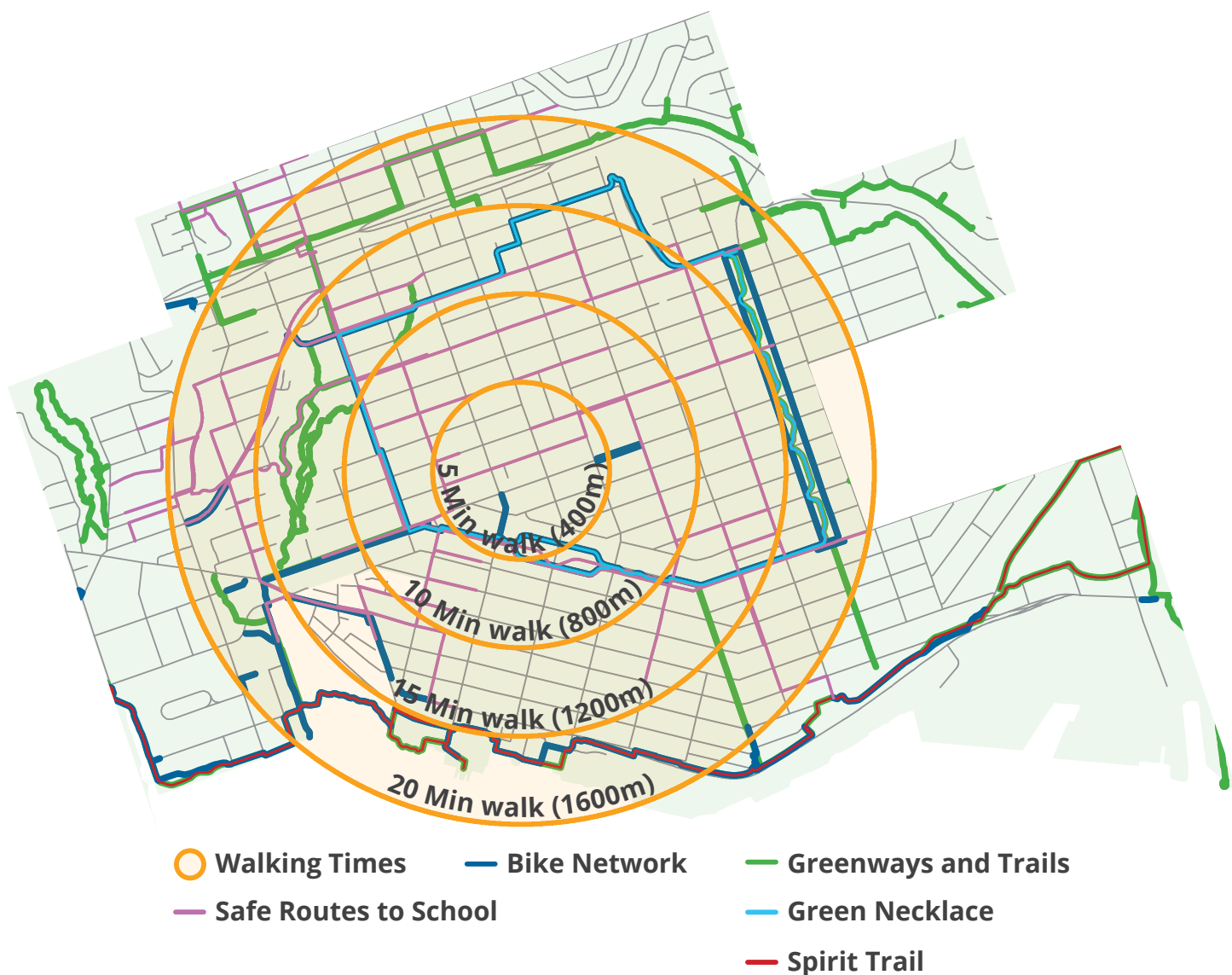


*arts and culture inventory to be included in future work



4. Connected City

A Connected City provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.



5. Prosperous City

A Prosperous City supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.



Foundations

This section outlines the vision, principles and goals for community recreation in the City. These considerations, in conjunction with other strategic planning work, will help guide decisions on renewal, replacement and prioritization of significant community recreation amenities. The vision and principles are based on Council's Strategic Plan and also share alignment with the Framework for Recreation in Canada.

Vision

- » The City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life.



Principles

The following principles explain how the City will approach decision making for, and provision of, community recreation

- » **Progressive:** The City will find creative and innovative ways to enhance the level and delivery of community recreation services.
- » **Engaged:** The City will consider input from all residents when it comes to measuring needs, satisfaction and success of community recreation.
- » **Fiscally Responsible:** The City will be fiscally responsible in the delivery of community recreation services.
- » **Informed:** The City will make informed decisions using relevant data for the provision of community recreation services.
- » **Open:** The City will ensure that community recreation services are available and accessible by all City residents.
- » **Collaborative:** The City will maintain, strengthen, and build relationships with community organizations and stakeholders.
- » **Environmentally Responsible:** The City will strive for ambitious reductions in GHGs and carbon footprint when designing and delivering community recreation.

Goals

The following goals articulate why the City invests in community recreation amenities and opportunities; they also explain the underlying intention for having publicly supported community recreation in the City. The community recreation goals are derived from the City's Strategic Plan, broader planning influences (Social Determinants of Health, Benefits of Recreation and Framework for Recreation in Canada) and an understanding of the immense individual and community benefits derived from community recreation as a social good.

Community recreation in the City of North Vancouver is intended to:

» Improve the health and wellbeing of individuals

- Provide opportunities for all to be active and creative; regardless of age, ability and identity
- Enable life-long active living, physical literacy, play and creativity
- Ensure equitable access through opportunities that are physically, financially and socially accessible
- Provide opportunities for skill development
- Promote and enable the benefits of being in nature

» Foster sense of belonging and strengthen community capacity

- Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender
- Build community spirit and pride
- Provide safe, welcoming spaces, places and experiences that allow people to connect to one another
- Develop leadership and build community capacity
- Facilitate environmental and community stewardship

Making Decisions About Community Recreation Facilities and Spaces

Providing community recreation facilities and spaces is important but decisions related to updating and adding amenities can be difficult. The North Vancouver Recreation and Culture Commission has a mandate to make facility recommendations to the City (and District) and has done so through an Indoor Recreation Facility Plan. This Plan aims to support the City in contemplating future investment and effort related to new facility and space development.

The following steps outline the decision making process the City will use to determine potential facilities and spaces to offer, and how many of each. This involves evaluating how each type of facility or amenity contributes to the goals for community recreation, considers if we have the right amount and range and looks to prioritize amenities. Although the following approach is somewhat subjective, it does consider a variety of different indicators and criteria. It is important to note that further work will be required to consider where and when development occurs, and how complementary/compatible spaces or partnerships impact the sequencing of ranked amenities.

Step 1:

How well does an amenity meet our goals?

Step 2:

Do we have the right amount and range of amenities?

Step 3:

How do we prioritize delivery of enhanced or new amenities?

Step 4:

Taking action & moving forward.

Step 1

Step 1: How well does an amenity meet our goals?

Step 2: Do we have the right amount and range of amenities?

Step 3: How do we prioritize delivery of enhanced or new amenities?

Step 4: Taking action & moving forward.

The first step is for the City to determine whether or not consideration should proceed for new or enhanced community recreation facility or space. In order for an amenity to be considered, evidence must show significant contribution to meeting the goals for community recreation.

Goal: Improve the health and wellbeing of individuals

Provide opportunities for all to be active and creative; regardless of age, ability and identity

Enable life-long active living, physical literacy, play and creativity

Ensure equitable access through opportunities that are physically, financially and socially accessible

Provide opportunities for skill development

Promote and enable the benefits of being in nature

Goal: Foster sense of belonging and strengthen community capacity

Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender

Build community spirit and pride

Provide safe, welcoming spaces, places and experiences that allow people to connect to one another

Develop leadership and build community capacity

Facilitate environmental and community stewardship

If an amenity does not significantly meet the goals for community recreation, the City's support for the amenity should be reconsidered.

Step 2

Step 1: How well does an amenity meet our goals?

Step 2: Do we have the right amount and range of amenities?

Step 3: How do we prioritize delivery of enhanced or new amenities?

Step 4: Taking action & moving forward.

The second step in making decisions about community recreation is determining if the City has the right range of amenities to meet the needs of residents. Looking at some demand indicators (listed below) the City will be able to determine whether there is a need for more, less or if there is the right amount of a certain type of facility or space. For a significant amenity to be considered further, evidence must be presented that an existing amenity should be enhanced or a new amenity pursued.

Demand Indicator	Definition	Enhance / New	Maintain / Replace		Reduce / Not Replace	Importance
Use of Amenities	What is the reported, observed or expected use? Are there indications of excess demand?	90% use or over during prime time/peak season Significant indications demand is not met	70-89% use during prime time/peak season Some indications demand not met	50-69% use during prime time/peak season	Use is under 50% during prime time/peak season	High
Community Priority	What is the general community opinion & input?	Top priority	High priority	Medium priority	Low priority	High
Group Preference	What is group opinion & input	Strong widespread support and alignment from majority of groups	Moderate (multiple interest areas, not widespread) support and alignment from majority of groups	Support from a few groups	No indications of support	Medium

Demand Indicator	Definition	Enhance / New	Maintain / Replace		Reduce / Not Replace	Importance
Participation Trends & Demographics	<p>What are the relevant local, regional, provincial or national trends?</p> <p>Are there demographic shifts that may change current / future public investment?</p>	Responds strongly to expected trends and demographics shifts.	Responds moderately to expected trends and demographics shifts.	Responds minimally to expected trends and demographics shifts.	Does not respond to expected trends and demographics shifts.	Medium
Comparative Supply	How does the City's supply compare to other similar cities?	Provided in majority of other cities and not at all in the City	Provided in other cities and at a lower rate in the City	Provided in the City at a comparable level	Provided in the City at a better rate	Low

Although this step indicates whether more or less facilities or spaces are needed, there is still a requirement to analyze things further. For significant projects, a further examination of feasibility should be undertaken as part of this step to further inform a prioritization review and prior to major investment as part of Step 3 and 4.



Step 3

Step 1: How well does an amenity meet our goals?

Step 2: Do we have the right amount and range of amenities?

Step 3: How do we prioritize delivery of enhanced or new amenities?

Step 4: Taking action & moving forward.

The third step in the decision making process is when an existing amenity is assessed as needing to be enhanced or a new amenity is contemplated. The following list of criteria can be used to prioritize amenities to help provide a ranked list. The list is meant to be a reference point to help allocate funds and establish a comparative timeline for the delivery of enhanced or new amenities.

Criteria	Definition	3 Points	2 Points	1 Point	0 Points	Importance
Goals	To what degree does the amenity meet the City's goals for community recreation?	High	Moderate	Low	None	High
Financial Impact	What is the overall net cost impact (capital and operating) to the City?	Low cost impact	Moderate cost impact	High cost impact	Not likely to be financially feasible	High
Non-exclusive, Flexible and Adaptable	Does the amenity provide for multiple community needs? Is the amenity flexible to respond to fluctuating demand (daily, weekly, seasonal, long-term)? Is the amenity adaptable for future re-use?	Broad range of use / Highly adaptable	Moderate range of use / Moderate adaptability	Limited range of use / Limited adaptability	Single use/ Not adaptable	Medium
Expected Economic Impact	Does the amenity result in a direct injection into the local economy? Does it contribute to the overall brand and image of the City?	High expected economic impact	Moderate expected economic impact	Low expected economic impact	No expected economic impact	Low

Step 4

Step 1: How well does an amenity meet our goals?

Step 2: Do we have the right amount and range of amenities?

Step 3: How do we prioritize delivery of enhanced or new amenities?

Step 4: Taking action & moving forward.

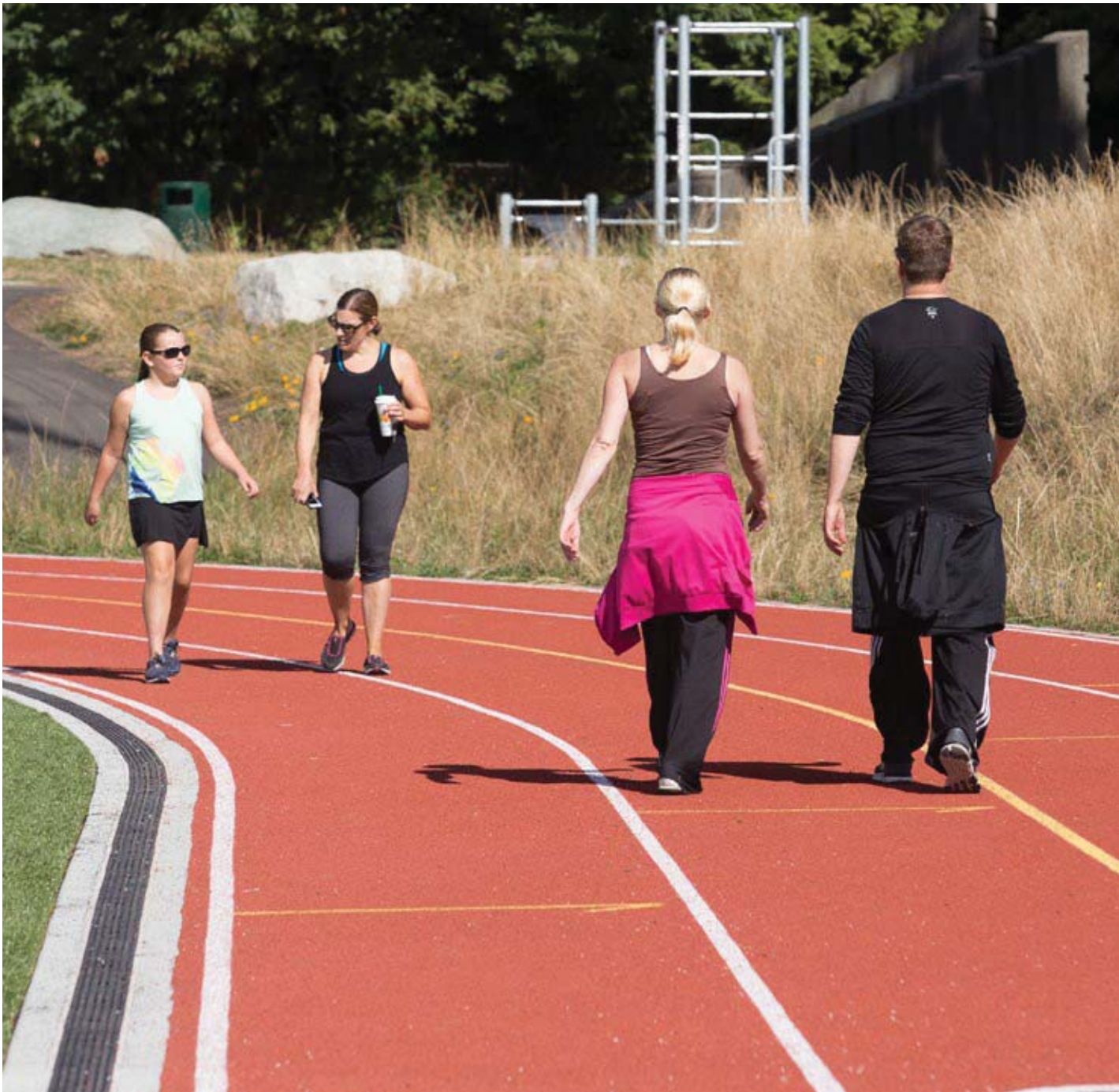
The last step in the process is to take action! Based on a summary of Step 1 and 2, and prioritization of Step 3, decisions will need to be made.

Going Forward

Successful implementation of this tool requires ongoing data collection. As new facilities are built, community preferences change, and use rates shift, the recommended amenity strategies / service levels and priority lists will change. The four step process should be revisited as new information becomes available. This four step process is like a cycle; it is never complete and requires ongoing upkeep to make sure the City is best meeting the community recreation needs of our residents and spending resources wisely. The goals for community recreation should also be reconfirmed with any future change with Council's Strategic Plan.

It is important to note that although this tool provides rankings for different kinds of amenities that these rankings are still subject to refinement and further feasibility analysis. Some higher ranking amenities might not be developed or enhanced while some lower ranking amenities may be developed.

APPENDICES



Appendix A: Indoor Community Recreation in the City

There are a number of public community recreation facilities available to city residents and visitors. Some of these indoor facilities are owned by the City of North Vancouver and some are owned by the District of North Vancouver. There are also not for profit and private service providers who offer options in individualized service areas.

City Facilities:

- Harry Jerome Community Recreation Centre
 - » Ice arena, pool, water slide, 1m diving board, fitness spaces, multi-purpose rooms, youth centre, child care space, outdoor playground, café, Flicka Gymnastics (private rental within HJCRC)
- Memorial Community Recreation Centre
 - » Gymnasium, fitness rooms, multi-purpose rooms, community kitchen, arts and crafts room, kiln room, licensed preschool space, outdoor playground
- Mickey McDougall Community Recreation Centre
 - » Gymnasium, change rooms, multi-purpose rooms, community kitchen
- John Braithwaite Community Centre
 - » Family resource centre, seniors' program spaces, multi-purpose rooms, commercial style kitchen, gymnasium, fitness spaces, arts and crafts studio, youth centre, children's space, community offices, public access computer area, woodworking studio
- Centennial Theatre
 - » Auditorium, flyloft and catwalk system, sound booth, orchestra pit, performance studio, green room, concession and bar service, lobby, box office, wall gallery
- North Shore Neighbourhood House
 - » Multi-purpose rooms, gym, commercial kitchen, childcare
- Public access to Pinnacle Pool

District Facilities:

- Delbrook Community Recreation Centre
 - » Pool, hot tub, steam room, gymnasium, squash/racquetball courts, fitness centre, multi-purpose rooms, meeting rooms, arts and crafts studio, pottery studio, youth centre, community kitchen, licensed preschool space, outdoor playground, coffee shop
- Karen Magnussen Community Recreation Centre
 - » Ice arena, wave pool, hot tub, therapy pool, steam room, fitness centre, multi-purpose rooms, café
- Ron Andrews Community Recreation Centre
 - » Pool, hot tub, steam room, sauna, squash court, TRX studio, fitness centre, multi-purpose rooms, licensed preschool space, outdoor playground, preschool
- Parkgate Community Centre
 - » Family resource centre, seniors' program space, multi-purpose rooms, commercial style kitchen, gymnasium, fitness centre, dance and aerobics room, sauna, arts and crafts studio, pottery studio, youth centre, outdoor skatebowl, outdoor playground
- Lynn Valley Community Recreation Centre
 - » Multi-purpose rooms, community kitchen, licensed preschool space, outdoor playground, field house, community garden
- Lynn Valley Village Community Room
 - » Multi-purpose room
- Seylynn Community Recreation Centre
 - » Gymnasium/multi-purpose room, licensed child care space, outdoor playground
- North Vancouver Tennis Centre
 - » 9 indoor tennis courts, 1 indoor training court, observation lounge, change rooms, meeting room
- Public access to Canlan Ice Sports Arena

Appendix B: Outdoor Community Recreation in the City

The City of North Vancouver has an extensive and diverse variety of parks and public open spaces covering approximately 12% (145 hectares) of the City's total area. This includes **56 parks** and **a 17 km network of greenways and trails** that provide safe and accessible connections to major community destinations as well as opportunities to connect to nature. The system of parks and open space includes a wide range of natural and built infrastructure to support active and passive recreational opportunities for people of all ages and abilities. The inventory of parks and public open spaces includes the following.

- 23 city playgrounds (and 5 school district playgrounds)
- 3 artificial turf fields
- 6 grass sports fields
- 3 ball diamonds
- 4 all-weather fields with lights
- 12 tennis courts
- 4 pickleball courts
- 4 basketball/multi-purpose
- 2 spray parks
- Pump track
- Skatepark
- Outdoor ice rink
- 3 running tracks
- Outdoor fitness circuit
- 2 lawn bowling greens
- 3 off-leash areas (3 more planned)
- 80 hectares of forested natural areas
- Approximately 8900 street trees

A Foundation for Community Recreation in the City

Recreation in the City Defined:

Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.

– A Framework for Recreation in Canada: Pathways to Wellbeing (2015)



Vision

The City's vision is to create a healthy city for all. Quality community recreation, comprised of the built and natural environment, programs, and services, inspires residents to be active and connected to their community throughout their life.

Principles



Progressive



Engaged



Fiscally
Responsible



Informed



Open



Collaborative



Environmentally
Responsible

Goals for Community Recreation in the City

» Improve the health and wellbeing of individuals

- Provide opportunities for all to be active and creative; regardless of age, ability and identity
- Enable life-long active living, physical literacy, play and creativity
- Ensure equitable access through opportunities that are physically, financially and socially accessible
- Provide opportunities for skill development
- Promote and enable the benefits of being in nature

» Foster sense of belonging and strengthen community capacity

- Promote inclusion; enable the celebration of diversity in ethnicity, age, ability and gender
- Build community spirit and pride
- Provide safe, welcoming spaces, places and experiences that allow people to connect to one another
- Develop leadership and build community capacity
- Facilitate environmental and community stewardship

Making Decisions About Recreation Facilities and Spaces

Step 1:

How well does an amenity meet our goals?

Step 2:

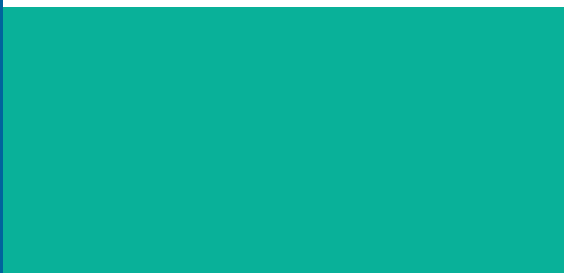
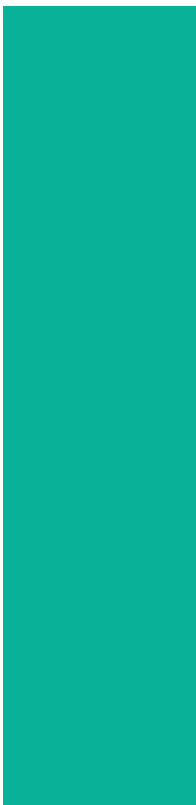
Do we have the right amount and range of amenities?

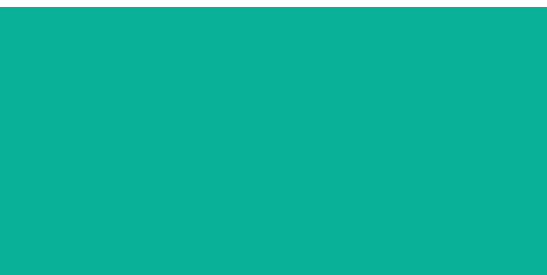
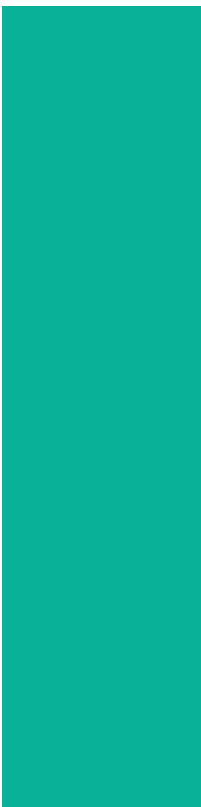
Step 3:

How do we prioritize delivery of enhanced or new amenities?

Step 4:




Taking action & moving forward.





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The Corporation of **THE CITY OF NORTH VANCOUVER**
COMMUNITY & PARTNER ENGAGEMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Leah Herman, Coordinator - Community Development

Subject: COUNCIL APPOINTMENTS TO THE CHILDREN AND YOUTH
INITIATIVES GRANT AND CIVIC AWARDS COMMITTEE

Date: February 12, 2020 File No: 10-4710-01-0001/2020

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Coordinator – Community Development, dated February 12, 2020, entitled “Council Appointments to the Children and Youth Initiatives Grant and Civic Awards Committee”:

THAT Councillor _____ and Councillor _____ be appointed to the Children and Youth Initiatives Grant and Civic Awards Committee;

AND THAT the North Vancouver Board of Education be invited to appoint one City School Trustee to be a member of the Children and Youth Initiatives Grant and Civic Awards Committee to review the grant applications, youth award nominations and Youth Centennial Scholarship applications submitted for the year 2020.

ATTACHMENTS:

1. Civic Youth Awards Nomination Guidelines (Doc [#1881205](#))
2. City of North Vancouver Youth Centennial Scholarship Fund Terms of Reference (Doc [#1881207](#))

PURPOSE

The purpose of this report is to request that Council appoint two members of Council to the Children and Youth Initiatives Grant and Civic Awards Committee. The Youth Awards and Centennial Scholarship recipients will be selected at a meeting to be held in April 2020. The Committees will reconvene to review the Children and Youth Initiatives Grant applications in the fall.

BACKGROUND

Since 2001, the City has been recognizing outstanding youth and their supporters through the Civic Youth Awards and Youth Centennial Scholarship Fund (since 2008), as well as supporting youth-serving agencies through the Children and Youth Initiatives Fund (since 1998).

Since the inception of the youth grants and awards, a Committee has been formed to select the successful applicants. Each year, two Council members have been involved with staff on the Children and Youth Initiatives Grant and Civic Awards Committee. The Committee has also included a School Trustee and a minimum of 3 youth from City secondary schools and local youth outreach programs.

DISCUSSION

Since 2016, with the support of the Committee, staff have moved the intake of the Child and Youth Initiative Grants to the fall of each year. The reason for this was to increase the number and quality of applications, as well as assist schools in being able to plan for the school year rather than granting funds near the end of the school calendar in May.

For the fourth year in a row, when the Committee meets this April, they will only be selecting the recipients for the Youth Awards and Centennial Scholarships. Staff will report back to Council with a list of award and scholarship recipients via an Information Report. All information shared in the applications is held in confidence by the Committee. Please refer to Attachments 1 and 2 for the guidelines and criteria for each program. Guidelines and application forms are made available online at www.cnv.org/youth.

The Youth Awards Ceremony will take place in the City Hall Atrium on Wednesday, May 13 from 5:30-8 p.m. All members of Council are invited to attend.

The Committee will reconvene in October to select the recipients of the Child and Youth Initiative Grants and make recommendations to Council through a Report.

SUSTAINABILITY IMPLICATIONS

Recognizing young citizens for achievements, personal progress and outstanding community contributions builds a community that values and celebrates youth and their supporters.

Awarding scholarships to young people who have given back to the community and are pursuing post-secondary education is at the cornerstone of a socially sustainable community.

FINANCIAL IMPLICATIONS

The City of North Vancouver's Youth Centennial Scholarship Fund was established on April 7, 2008 in partnership with the North Shore Community Foundation. The City gifted \$88,500 to the Foundation in perpetuity, which was a legacy from the 2007 Centennial. The amount of interest earned by the Fund determines the number of scholarships in any given year. Staff estimate the interest balance of this year's Fund to be approximately \$7,700.

INTER-DEPARTMENTAL IMPLICATIONS

There are no interdepartmental implications resulting from this report.

POLICY IMPLICATIONS

Supporting Child and Youth Initiatives and Civic Awards is consistent to following objectives in the City's Social Plan:

- Encourage a continuum of relevant support services and opportunities for youth and their families that are accessible, affordable, accountable, innovative and proactive.
- Promote a supportive, safe and stimulating community that contributes to the well-being of its families, and allows children to grow and develop in an environment free of violence, abuse, discrimination and inequity.

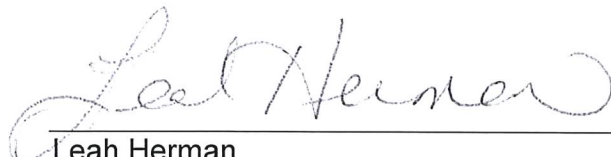
And CNV4ME, the City's Child, Youth and Family Friendly Strategy:

- Community Engagement: To increase opportunities for children, youth and families to become involved in shaping their community.

STRATEGIC PLAN IMPLICATIONS

The City of North Vancouver's Strategic Plan supports the participation of youth in building a City for people that is vibrant, liveable, connected and prosperous.

RESPECTFULLY SUBMITTED BY:



Leah Herman,
Coordinator – Community Development

2020 Civic Youth Awards

Nomination deadline **Friday, March 13, 2020**

The City of North Vancouver hosts the Civic Youth Awards each year during BC Youth Week (May 1- 7) to celebrate the achievements and dedication of youth, youth groups, supporters of youth and youth friendly businesses within in the City of North Vancouver's community.

The Civic Youth Awards acknowledge those youth, adults and youth groups who have made a significant contribution to their local or global community and who show initiative, enthusiasm, commitment and a positive attitude.

The City of North Vancouver asks community members and professionals working with exceptional youth, youth groups or supporters of youth to nominate them for an award. The Civic Youth Awards recognizes youth between the ages of 10 and 24. Awards in six categories are considered annually.

Category Descriptions:

RISE UP AWARD

The Rise Up Award (previously called the Youth Recognition Award) recognizes youth who have overcome adversity and recorded noteworthy achievements in some line of endeavor or have exhibited a commitment to personal change and growth. Such areas could include:

- i. Making great personal strides;
- ii. Overcoming personal or societal barriers or
- iii. Demonstrating or possessing outstanding music, scholastic, art or sports acumen.

GIVE BACK AWARD

The Give Back Award (previously called the Youth Community Enhancement Award) recognizes youth who have made positive contributions to the community on a voluntary basis such as serving on a committee and other volunteer work with organizations or groups. All nominees must have provided a minimum of 75 hours of school or community services.

KIND HEART AWARD

The Kind Heart Award (previously called the Random Acts of Kindness Award) recognizes youth who have demonstrated an act of bravery, selflessness or a notable deed for the betterment of another or the community. The act may have occurred locally, spontaneously or as part of a group. The act may have occurred locally, nationally or internationally. The act may have bettered the lives of humans or animals.

BEST YOUTH FRIENDLY BIZ AWARD

The Best Youth Friendly Biz Award (previously called the Outstanding Youth Friendly Business Award) recognizes a business that has performed an exceptional job in hiring or training youth, providing opportunities for youth or providing funding for youth activities. Support could be for one youth or a number of youth.

AWESOME ALLY AWARD

The Awesome Ally Award (previously called the Outstanding Supporter of Youth Award) recognizes a mentor or agency that has provided exceptional support and services to youth.

OUTSTANDING SQUAD AWARD

The Outstanding Squad Award (previously called the Outstanding Youth Team Award) recognizes a group of youth who have completed a minimum of 50 hours per person of community or school service, resulting in a program(s) or service(s) of enhancement for their school or their local or global community (must be above and beyond regular class curriculum).

Nomination Criteria:

1. A completed Nomination Form (PDF or Word) must be received by the deadline.
2. Youth recipients cannot have received an award in the same category from the City within the last three years.
3. The nominator must not be related to an individual nominee, but may be related to one or more members of a group nominee.
4. The nominee does not have to live in the City of North Vancouver but the activities which are being acknowledged must have occurred in the City of North Vancouver.
5. If the nominee is a City of North Vancouver resident, the activities which are being acknowledged may have occurred in another community.
6. The eligible age for nominees is 10 – 24 years of age.

Process for Nominations:

Award candidates may be nominated by individuals, non-profit agencies, businesses or other organizations.

Nomination forms are available:

1. Online: www.cnv.org/youthawards
2. By request from youth@cnv.org.

Submit completed nominations:

1. By email to youth@cnv.org.
2. Hand-delivered: Leah Herman, Coordinator - Community Development
City of North Vancouver
141 West 14th Street, North Vancouver, BC, V7J 2R5

The application deadline is **Friday, March 13, 2020 at 5:00 p.m.**

Selection and Awards Process:

1. Once the nomination forms are received by the deadline, they will be reviewed by the Youth Awards Selection Committee and referred to Council. Council selects recipients from the list of nominees.
2. The selected nominees will be contacted by letter mail and/or email, detailing their expected attendance at the Civic Youth Awards ceremony.
3. The nominators will also be contacted by letter mail and/or email, detailing their requested attendance at the Civic Youth Awards ceremony.
4. More than one award in each category may be conferred in one year.
6. Information about the awards presented, including the names and photos of the award recipients, will be published on the City of North Vancouver's website. Recipients are asked to inform the City of North Vancouver if they do NOT wish to have their name or photo published.

Questions?

Email youth@cnv.org



City of North Vancouver Youth Centennial Scholarship Fund Terms of Reference

DEADLINE FOR APPLICATIONS – Friday, March 13, 2020

The Corporation of the City of North Vancouver (“the City”) in partnership with the North Shore Community Foundation (“NSCF”) established the City of North Vancouver Youth Centennial Scholarship Fund (“the Fund”) on April 7, 2008.

Criteria:

- Applicant must be in Grade 12 and eligible to graduate (within the year of application) from any secondary school;
- Applicant must have a satisfactory Grade Point Average;
- Applicant must have the intention to pursue secondary education and/or training: proof of registration (full-time) at a post-secondary institution or training school (a “qualified donee under the Income Tax Act”) will be required before any money is disbursed to the student’s credit at the school;
- An applicant who is not a resident of the City of North Vancouver must demonstrate outstanding community service in the City of North Vancouver (must surpass the standard 30 hours required by the schools);
- An applicant who is a resident of the City of North Vancouver must demonstrate outstanding community service in the City of North Vancouver or elsewhere (must surpass the standard 30 hours required by the schools);
- Financial need is a relevant factor;
- Individual achievement(s) will be taken into consideration including, but not limited to, arts, athletics and academics as well as overcoming adversity; and
- The successful applicant must provide proof of full-time registration within the second year after the awarding of the scholarship.

Selection Process

- The City of North Vancouver will appoint a Scholarship Adjudication Committee consisting of one school district representative, two youth, and two members of Council and be supported by staff from Community Services to review the application forms and nominate recipients. All information will be held in confidence by this committee. The award winners' names will be forwarded to the Foundation to facilitate the disbursement of the funds.

Scholarship Amounts and Recipient Recognition

- Five (5) scholarships of \$1,000 each will be awarded by the City each year.

Deadlines for Scholarship Applications

- **5:00 pm, March 13, 2020.**

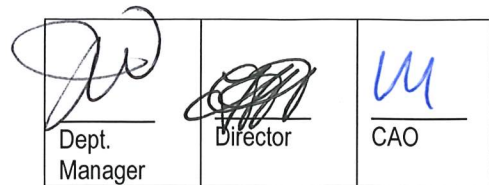
Presentation to Successful Applicants

- At the Civic Youth Awards ceremony during BC Youth Week.

Application Forms:

Available through the City of North Vancouver's website www.cnv.org/youth
Questions?
Phone: 604.990.4223 OR
Email: youth@cnv.org

Terms of Reference adopted by Council April 7, 2008



The Corporation of **THE CITY OF NORTH VANCOUVER**
NORTH VANCOUVER RECREATION & CULTURE COMMISSION

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Lori Phillips, Public Art Officer,
North Vancouver Recreation & Culture Commission

SUBJECT: REQUEST TO DISPLAY COMMEMORATIVE PLAQUE

Date: January 29, 2020 File No:

The following is a suggested recommendation only. Please refer to Council Minutes for adopted resolution.

RECOMMENDATION:

THAT Council provide permission to Parks Canada to display on City property their Historic Sites and Monuments Commemorative Plaque honouring Harry Jerome's contributions to Canadian history;

AND FURTHER THAT the exact location for the commemorative plaque be determined by staff after the plans and timeline for the new Harry Jerome Community Recreation Centre Project and adjacent outdoor spaces have been finalized.

ATTACHMENTS:

1. Image of Commemorative Plaque
2. Minutes of the Offer of Artwork Sub-Committee Meeting November 25, 2019

PURPOSE:

The purpose of this report is to provide Council with recommendations made by the Offer of Artwork Sub-Committee (OASC) convened to review an offer from Parks Canada to display an existing bronze plaque that commemorates Harry Jerome's contribution to Canadian history.

EXISTING POLICY:

CNV Public Art Policy & Procedures: Section H, Offers of Artwork to the City

BACKGROUND:

Since 1919, the Historic Sites and Monuments Board of Canada have been mandated to provide advice to the Canadian government on the designation of places, persons and events that have marked and shaped Canada. Every year, new subjects are added to the list of designations. The nominated subject must have a historical significance from a national perspective and not only from a local or regional standpoint. 95% of applications for designation presented to the Board are submitted by Canadian individuals and groups.

Parks Canada provides professional and administrative services to support the Historic Sites and Monuments Board of Canada's work, including the conduct of historical and archaeological research needed for evaluating applications and the handling of all administrative issues. Parks Canada also carries out the ministerial decisions following the Board's recommendations by organizing plaque unveiling ceremonies, installing and maintaining the commemorative plaques. Parks Canada pays for all expenses related to the installation, care and maintenance of the plaques that can be installed either indoors or outdoors. Parks Canada retains ownership and will remove, restore and relocate bronze plaques as required.

The Historic Sites and Monuments Board of Canada has approved and subsequently fabricated a bronze commemorative plaque honouring Harry Jerome's contribution to Canadian history. Given that Harry Jerome was a resident of the City of North Vancouver (CNV) and he attended North Vancouver High School, Parks Canada is asking for permission to display the plaque in the City of North Vancouver, preferably at or near the Harry Jerome Community Recreation Centre (Attachment 1 – Image of the Plaque).

DISCUSSION:

In accordance with the City's Public Art Policy, the City's Public Art Advisory Committee convened an ad hoc OASC on November 25, 2019 to evaluate the viability of the Parks Canada proposal. The OASC was comprised of: two members of the North Vancouver Public Art Advisory Committee (NVPAAC), two artist professionals residing in the City and a City staff member from Real Estate & Facilities. Non-voting advisors included the following members of staff: the North Vancouver Recreation & Culture Commission (NVRCC)'s Public Art Officer, the CNV Director of Strategic & Corporate Services and NVRCC staff from Centennial Theatre and Harry Jerome Community Recreation Centre.

At the OASC meeting, the commemorative plaque was considered, along with other items on the agenda.

Following is the summary of the key OASC discussion points (see Attachment 2 – Full OASC Minutes):

- Harry Jerome was a significant local resident who made worthy contributions to Canadian history therefore there was support for this request.

- The logical location for the plaque would be the Harry Jerome Community Recreation Centre or the adjacent Crickmay Park.
- Concern about the timing of the request was discussed, given that the timing and plans for the new Harry Jerome Community Recreation Centre and adjacent outdoor spaces have not been finalized.
- Noted that Parks Canada is flexible around timing of install and supports an interior or exterior location.
- Parks Canada will install, maintain and store the plaque when required. Therefore there will be no cost to the City.

After careful consideration the OSAC passed the following motion:

THAT the Offer of Artwork Sub-Committee recommend that City Council accept the Parks Canada offer to display their bronze plaque commemorating Harry Jerome's contribution to Canadian history;

AND FURTHER THAT the exact location for the commemorative plaque be determined by staff after the plans and timeline for the new Harry Jerome Community Recreation Centre Project have been finalized. (CARRIED)

In accordance with the Offer of Artwork Policy, the above-noted motion of the OSAC was supported by the NVPAAC at their December 12, 2019 meeting. The members of that committee provided the additional suggestion to Council that the plaque be installed in a timely manner should the Harry Jerome Community Recreation Centre's planning process experience any lengthy delays.

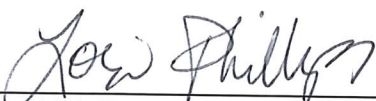
FINANCIAL IMPLICATIONS:

There is no cost to the municipality.

INTER-DEPARTMENTAL IMPLICATIONS:

The review of this offer of artwork has been a joint effort between the following City departments: Real Estate & Facilities, Corporate Services and the NVRC's Public Art Program.

RESPECTFULLY SUBMITTED:


 Lori Phillips
 Public Art Officer



HARRY WINSTON JEROME
(1940-1982)

This exceptional athlete continually raised the standard for short-distance running during an unusually long competitive career. One of the fastest men in the world for the better part of the 1960s, Jerome held multiple world records in several sprint distances, including the 100 meters, which he ran in ten seconds flat. Later, his iconic status enabled him to make major contributions to the development and promotion of amateur sport and fitness in Canada. His determination, courage, and perseverance remain a point of pride for African Canadians and an inspiration for all Canadians.

HARRY WINSTON JEROME
(1940-1982)

Cet athlète de haut niveau améliora les performances de la course sur courte distance durant une carrière compétitive singulièrement longue. Un des hommes les plus rapides au monde pendant les années 1960, Jerome détint des records mondiaux sur plusieurs distances de sprint, dont le 100 mètres, qu'il courut en dix secondes. Fort de sa célébrité, il contribua grandement à l'essor et à la promotion du sport amateur et de la culture physique au pays. Sa détermination, son courage et sa persévérance demeurent un sujet de fierté pour les Afro-Canadiens et une source d'inspiration pour les Canadiens.



Historic Sites and
Monuments Board of Canada
and Parks Canada

Commission des lieux et
monuments historiques du Canada
et Parcs Canada

Canada

OFFER OF ARTWORK SUB-COMMITTEE

NOVEMBER 25, 2019 1:00 PM

CENTENNIAL THEATRE NORTH VANCOUVER - LOBBY

MINUTES

Present: Julie Fox (NVPAAC), Bill Harrison (NVPAAC), Lorn Curry (Artist/Community Member), Nancy Cottingham Powell (Artistic Professional), Joel Roy (CNV Staff), Barbara Pearce (CNV Staff), Janet Wallace (Coordinator Harry Jerome Centre/NVRC), Lori Phillips (Public Art Officer), Kristin Fraser (NVRC Staff)

Guests: Dr. Maria Daszkiewicz, Ursula Sulinska

1.0 PRESENTATION: Maria Daszkiewicz, owner, *Listening to Dawn*

The owner of the art work being considered, Dr. Maria Daszkiewicz thanked the committee members for their time and consideration and acknowledged Ursula Sulinska, President of the North Shore Polish Association, for having originally suggested the possibility of gifting *Listening to Dawn* to the City of North Vancouver.

The work was the last piece completed by the Polish Sculptor Ryszard Wojciechowski (1939-2003) when he was very ill. It was commissioned to be part of the private collection of Dr. Maria Daszkiewicz and has been admired and enjoyed in her home for many years. It was suspended from the ceiling on a chain. The dimensions are one meter high by one and a half meters wide. She has recently moved and no longer has the space to house the work. She has had some offers for the work, but she would like to gift it to the City of North Vancouver to add to the existing works by the same artist in North Vancouver, specifically the *Joe Bustement Trumpet* in The Shipyards, and *North Shore Rhapsody* at Centennial Theatre. It is important that it be displayed in a public place where it can be seen by many people. It is also appropriate that the very first work the artist completed in his new Canadian home was *North Shore Rhapsody*, and this *Listening to Dawn* was the final work that he completed in his life.

Artist Ryszard Wojciechowski, was born in Poland and studied art there. He had a prolific career in the arts and one of his most well-known sculptures *Before Sun Was Rising* was commissioned for the Auschwitz-Birkenau Memorial and Museum in Poland.

Listening to Dawn is a contemplative piece. Dr. Daszkiewicz explained that while the artist left the interpretation of his art up to the viewer, she feels the sculpture is a comment on how important it is that we stop and listen to nature.

Ursula Sulinska, President of the North Shore Polish Association expressed the full support of the Polish community in finding a public space to house this work in North Vancouver.

Additional images of the work were circulated including some that showed the scale.

Discussion:

- Can the work be displayed outdoors? *No.*
- What is it made of? *The window is made from wood. The figure is made of some composite material. The artist's widow would know the specific material.*
- How much does it weigh? *35 kilos.*
- What location(s) are you proposing? *Where she is visible to the public. First choice the new North Vancouver Museum and Archives to represent the Polish community. Second choice Centennial Theatre.*
- Noted that the new Museum will be rotating their permanent collection. Listening to Dawn would be a difficult piece to move.

The presenters were thanked for their generous offer and their time.

2.0 CONSIDERATION OF ARTWORK *LISTENING TO DAWN*

2.1 Role of Offer of Artwork Committee

In accordance with the City's Public Art Policy and Procedures document, all offers of artwork will be reviewed by an Ad Hoc Offers of Artwork Committee. Members were provided with a full copy of the procedures prior to the meeting, and it was confirmed that that role of the committee is to evaluate and make recommendations that will be forwarded to the City Council for their consideration. Ultimately it is the role of Council to accept or decline the offer.

For the committee's reference, they viewed the existing sculpture *North Shore Rhapsody* housed in its own foyer near the main Centennial Theatre entrance

2.2 Review of Offer of Artwork – As Per City Public Art Policy / Procedures

In accordance with the City's Public Art Policy and Procedures document, the committee reviewed the offered sculpture *Listening to Dawn* on the basis of the following set criteria:

Aesthetic Quality

- As an indoor artwork, the sculpture is made of a mix of materials. The style of the work is typical to the European background of the artist.
- When compared to other artworks in the City's public art collection *Listening to Dawn* is small in scale. It can be categorized as a portable artwork rather than a public artwork.
- The artist has very established credentials with a significant portion of his sculptures having been commissioned in Europe prior to his immigration to Canada. Most notable is a sculpture entitled *Before the Sun Rose*, a work that is located in the Auschwitz Museum.

- Thematically the artwork does not express a subject matter related to North Vancouver's history, environment or culture.

Site/Location

- Noting that the sculpture must be in an indoor location, the committee considered the two potential locations suggested by the donor:
 - North Shore Museum & Archives: It is not a suitable location. The sculpture does not have historical or cultural relevance to North Vancouver and the museum is not envisioned to serve as an art gallery.
 - Centennial Theatre: The sculpture cannot be housed in the same foyer as *North Shore Rhapsody* as there is insufficient space. The lobby was unsuitable, as it functions as a community gallery. This location was not supported.
- The committee discussed other possible civic locations but was unable to settle on any that would be a good fit.
- The committee suggested that the Polish Community Centre or perhaps a place of worship might be a more suitable recipient of this gift.

Relationship to the City's Existing Public Art Collection

- The CNV public art inventory currently has two works by Ryszard Wojciechowski. They were commissioned as a pair for display in Rogers Plaza in Lower Lonsdale. These works were the result of an open Public Art competition in the early 1990's. One of the sculptures known as *North Shore Rhapsody* was eventually moved to the current location at Centennial Theatre due to durability concerns. Its companion piece, *Joe Bustemonte Trumpet* was moved to the Pier site. Both artworks are thematically connected with stories that relate to North Vancouver's history.
- Given that both existing works are large and in prominent locations, the committee felt that the artist was already well represented in the collection.

Community Process

- *Listening to Dawn* was created as a private commission.

Technical Specifications & Feasibility

- Concerns were expressed regarding the safety of the plaster component of the figure hanging above areas where people may walk. It was noted that the artwork had already required some repairs.
- Hanging objects need to be engineered appropriately for earthquakes.

Budget/Costs

- Installation would require structural engineering sign off. Engineering and transportation estimated at \$5,000.

Maintenance

- Regular cleaning would be required – especially dusting which would be difficult given the variety of rough surfaces.

Additional Comments

- Committee questioned if this is a valid piece of artwork for civic ownership noting that:
 - It is not technically 'Public Art'.
 - It is from a private collection.
 - The City of North Vancouver is not in the business of collecting art and therefore accepting this artwork may set a new precedent.
- Committee felt that the Polish community is well represented in the City's public art collection with the two existing Wojciechowski sculptures.
- Clarified that if accepted the City of North Vancouver would become the owner of the work.
- Clarified that Official Offers of Artwork only occur occasionally and that all offers are reviewed using the same criteria. Every offer needs to go through the same due process and consideration.

2.3 Sub-committee Recommendations to City Council

After careful review and consideration of the artwork being offered, the sub-committee was unanimous in making the recommendation that Council does not accept this Offer of Artwork. In addition, the sub-committee expressed appreciation for the generous offer and hopes that a suitable alternate public space can be found to house the work *Listening to Dawn*.

Motion:

THAT after careful review of Maria Daszkiewicz's offer to gift the sculpture entitled *Listening to Dawn*, by Ryszard Wojciechowski, to the City of North Vancouver, the Offer of Artwork Sub-Committee recommends that City Council graciously decline.

CARRIED

3.0 CONSIDERATION OF OFFER TO DISPLAY A PARKS CANADA COMMEMORATIVE PLAQUE FOR HARRY JEROME IN THE CITY OF NORTH VANCOUVER

Parks Canada has created a bronze commemorative plaque honouring Harry Jerome's contribution to Canadian history. Given that Harry Jerome was a resident of the City of North Vancouver, and he attended North Vancouver High School, Parks Canada is asking for permission to display the plaque in the City of North Vancouver.

Staff provided the committee with the following contextual information. Since 1919, the Historic Sites and Monuments Board of Canada have been mandated to provide advice to the Canadian government on the designation of places, persons and events that have marked and shaped Canada. Every year, new subjects are added to the list of designations. The nominated subject must have a historical significance from a national perspective and not only from a local or regional standpoint. The participation of Canadians in the identification of places, persons and events of national historic significance and in their commemoration is a key element of the program. In fact, 95% of applications for designation presented to the Board are submitted by Canadian individuals and groups.

Parks Canada provides professional and administrative services to support the Board's work, including the conduct of historical and archaeological research needed for evaluating applications and the handling of all administrative issues. It also carries out the ministerial decisions following the Board's recommendations by organizing plaque unveiling ceremonies, installing and maintaining the commemorative plaques. Plaques are installed by Parks Canada at an approved location at no cost to the local municipality. They can be installed indoors or outdoors. (Examples provided). Parks Canada retains ownership and will remove, restore and re-locate bronze plaques as required.

Review of Submitted Request

- The committee agreed that Harry Jerome was a significant local resident who made worthy contributions to Canadian history and therefore there was support for this request.
- The logical location for the plaque would be Harry Jerome Recreation Centre or the adjacent Crickmay Park.
- There was concern about the timing of the request as final decisions have not yet been made regarding the planned Harry Jerome Recreation Centre replacement project. This includes significant work planned for a revitalized Crickmay Park which will remain a city park.
- Noted that Parks Canada is flexible around timing of install. As they will own the plaque, they have confirmed that they would remove and store the plaque, during times when the site is undergoing construction, and then reinstall when and where appropriate.
- Discussed the option of displaying the plaque inside Harry Jerome temporarily with the other Harry Jerome memorabilia currently on display. There is a spot under the wall clock that would work well.

- Parks Canada is supportive of either an indoor or an outdoor location. Examples of both indoor and outdoor installations were shown to the committee for reference.
- Parks Canada has already conducted an unveiling of the sign, along with the other signs created during that project cycle. A ceremonial event could be arranged to celebrate the plaque's installation in North Vancouver, should that occur. The timing of that type of ceremony would need to take the overall municipal planning for the Harry Jerome property into account.
- Three options were discussed: accept and install, accept and delay installation, or decline.
- Should Council support this request, the location of the plaque could be confirmed after Council has finalized the plans for the Community Recreation Strategy particularly as it pertains to the Harry Jerome Project.

Final Recommendation:




THAT the Offer of Artwork Sub-Committee recommends that City Council accept the Parks Canada offer to display their bronze plaque commemorating Harry Jerome's contribution to Canadian history;

AND FURTHER THAT the exact location for the commemorative plaque be determined by staff, after the plans and timeline for the new Harry Jerome Community Recreation Centre Project have been finalized.

CARRIED

Meeting adjourned 2:20 pm



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sean Galloway, Manager, Planning

Subject: TEMPORARY USE PERMIT – 532 EAST 10TH STREET – RELOCATION
OF JAMES RESIDENCE

Date: January 29, 2020 File No: 08-3400-20-0018/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Manager, Planning, dated January 29, 2020, entitled "Temporary Use Permit – 532 East 10th Street – Relocation of James Residence:

THAT Temporary Use Permit No. PLN2020-00003 to permit Two-Unit Residential Use at 532 East 10th Street for a three-year term be considered;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a Public Meeting be held.

ATTACHMENTS:

1. Context Map (Document [#1876075](#))
2. Heritage Register Excerpt (Document [#1876076](#))
3. Temporary Use Permit No. PLN2020-00003 (Document [#1876060](#))

PROJECT DESCRIPTION

This application proposes the temporary use of Two-Unit Residential Use at 532 East 10th Street. The current RS-1 Zone permits One-Unit Residential Use. The subject property contains a One-Unit Residential dwelling in an existing non-conforming building sited at the north end of the property. The project proposes to move a second One-Unit Residential dwelling, known as the James Residence, from 336 East 9th Street to the subject property to be sited in accordance with the RS-1 Zone requirements.

The James Residence is a Heritage “B” ranked building within the City’s *2013 Heritage Register* (see Attachment 2). The Temporary Use Permit would allow for the preservation of both a heritage building and an existing single-family home on the property, while the applicant pursues the appropriate Planning and Building permits to bring the property into conformance with the Zoning Bylaw.

Table 1 below illustrates the proposed change.

Table 1. Request for 532 East 10th Street

	Current Designation/Regulation	Proposed Designation/Regulation
Zone	RS-1	RS-1/TUP

POLICY FRAMEWORK

The subject site has a land use designation in the Official Community Plan (OCP) of Residential Level 1 (R1), which allows for ground-oriented housing with non-strata accessory uses. Secondary Suites and Coach Houses may not be stratified as per the Condominium Act. The following policies apply to the site:

Table 2. Supporting Policies

Official Community Plan	
Goal 4.1	Provide Diverse and Affordable Housing Choices
Policy 6.4.2	Maintain visible links to the community’s natural and cultural past through the conservation and enhancement of significant heritage resources, including heritage buildings, structures and landscapes

The following conditions apply to applications for Temporary Use Permits:

Table 3. Temporary Use Permits

Official Community Plan	
Policy 2.7 Temporary Use Permits	<p>The OCP grants the ability for Temporary Use Permits (TUP) to be issued for short-term uses to site-specific locations that are otherwise not permitted under current zoning.</p> <p>The OCP designates all areas of the City to be a TUP area where TUP's can be granted, should the temporary use be in the interest of the public in general.</p> <p>Temporary Use Permits are good for three years when approved by Council and can only be renewed by Council once for another three year term. The permit can not exceed the combined six year term.</p>

PLANNING ANALYSIS

Site Context and Surrounding Use

The subject site is located at the corner of East 10th Street and a laneway (Attachment 1) and is zoned One-Unit Residential 1 (RS-1), which permits single-family homes and accessory secondary suites and accessory coach houses.

The existing dwelling onsite was constructed in 1916 and is located at the rear of the property. The existing building is legally non-conforming.

The buildings and uses immediately surrounding the subject site are described in Table 4 below.

Table 4. Surrounding Uses

Direction	Address	Description	Zoning
North	533 East 11 th Street	Single-Family Dwelling	One-Unit Residential 1 (RS-1)
South	535 East 10 th Street	Single-Family Dwelling (Heritage A)	One-Unit Residential 1 (RS-1)
East	1025 Grand Blvd, 1017 Grand Blvd, 1005 Grand Blvd	Single-Family Dwellings	One-Unit Residential 1 (RS-1)
West	528 East 10 th Street	Single-Family Dwelling	One-Unit Residential 1 (RS-1)

Use

One-Unit Residential Use (single-family homes) and Accessory Coach Houses are currently permitted in the Zone. However, two principal buildings are not permitted. The Temporary Use Permit (TUP) is required as the RS-1 Zone does not permit Two-Unit Residential Use. The proposed project provides an opportunity to preserve a Heritage “B” building from demolition by allowing the existing building to remain on the property for a limited time period; up to three years. The TUP is required given the timeframe constraints from the owner/developer of the site where the Heritage “B” building is currently located; the owner/developer has offered a six-week deadline to have the heritage resource moved. The proposed TUP provides additional time for the appropriate approvals to be obtained to ensure both buildings are brought into conformance with the Zoning Bylaw. As a condition of the TUP, the owners of 532 East 10th Street will provide a bond, which the City may use to demolish the existing building if the appropriate permits are not acquired prior to the expiration of the TUP. These conditions will provide the assurance that the site will conform to the provisions of the Zoning Bylaw within 3 years.

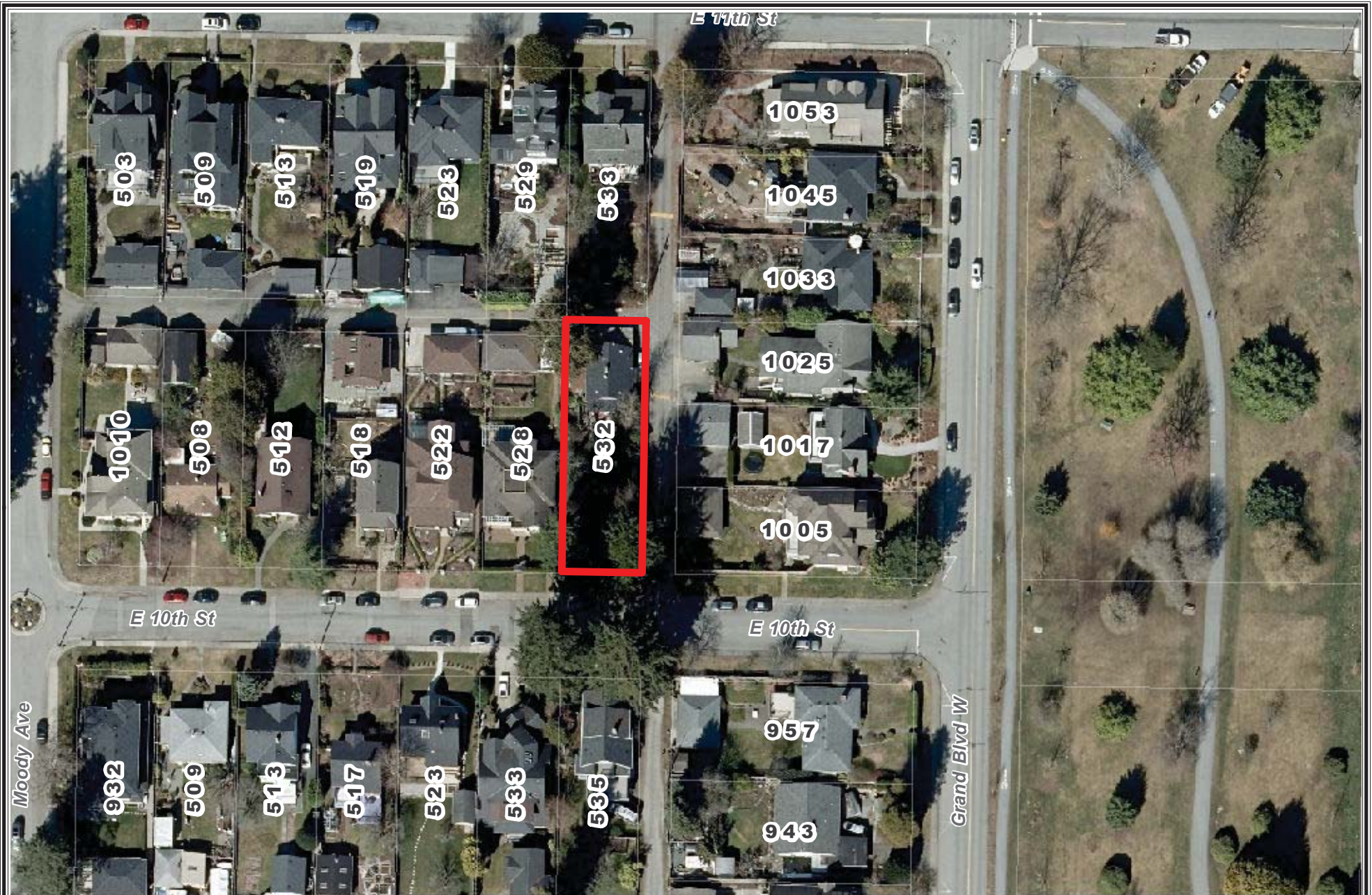
CONCLUSION

This proposal represents good planning. The proposed TUP supports the preservation of a heritage resource and provides additional affordable housing stock within the City. The proposal is consistent with the policies of the Official Community Plan and presents no significant issues in terms of the proposed use, intensity and form.

RESPECTFULLY SUBMITTED:



Sean Galloway
Manager, Planning



**JAMES RESIDENCE**

336 East 9th Street

1908

REGISTER RANKING: B

A full-width verandah with square columns and open balustrades distinguish this simple yet charming cottage. The verandah originally wrapped around the west side of the house but has since been enclosed. It was built for Grace James (née Bauer, 1878-1970), of the B.C. Meat Market in West Vancouver, and her husband, William Percival James (1878-1960), a butcher.

**CHUBB RESIDENCE**

345 East 9th Street

E.W. Garnett, Designer & Contractor

1913

REGISTER RANKING: A

The decorative elements of the Arts and Crafts style have been utilized to their full advantage in this richly detailed residence, which displays eave brackets, notched bargeboards, window boxes and exposed rafter ends. Also of note is the stucco and half-timbering found in the gables ends. Edmund Walton Garnett (1872-1960) was commissioned to design and build this home for Benjamin Chubb (1856-1921), a Collector of Customs, and his wife Martha (née Shore, 1857-1938). This residence was likely derived from a pattern book design. Such plans were commonly employed, and were readily available through sources such as bungalow magazines and plan books, which promoted the Craftsman movement not just as an architectural style but also as an expression of a modern lifestyle.

**FREDERICK TARN HOUSE**

348 East 9th Street

Frederick Tarn, Designer

1911

REGISTER RANKING: B

In 1911, Frederick Tarn (1883-1957) designed and built this handsome one and one-half-storey bungalow. Tarn likely built it on a speculative basis, since he is not listed as residing here. English-born, he arrived in Vancouver in 1905 and worked as a self-employed carpenter. He was married to Florence Mae Phillips in 1908, and enlisted for overseas service in 1917. Tarn worked as a carpenter until his retirement in 1947. This house is detailed with typical Craftsman elements such as stone verandah piers, shingle siding, distinctive wooden-sash casement windows with margin lights, and notable bellcast and curved roof slopes.



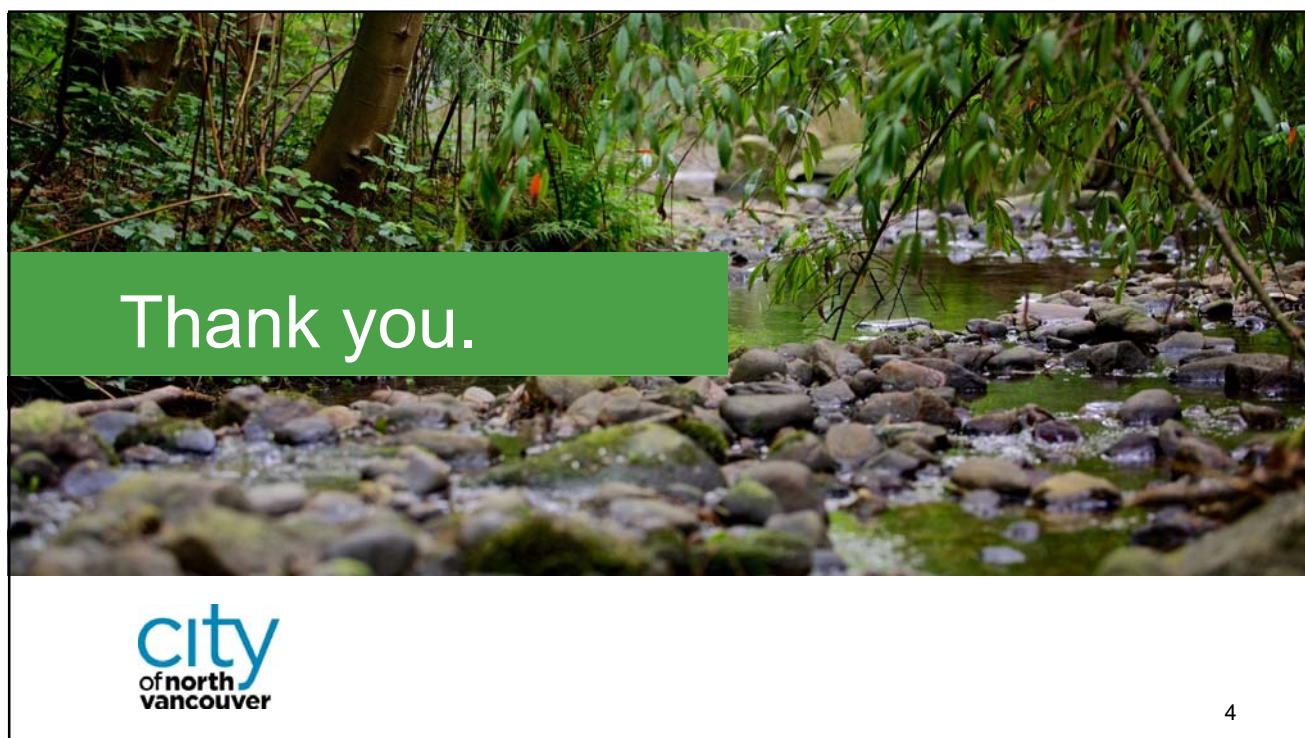
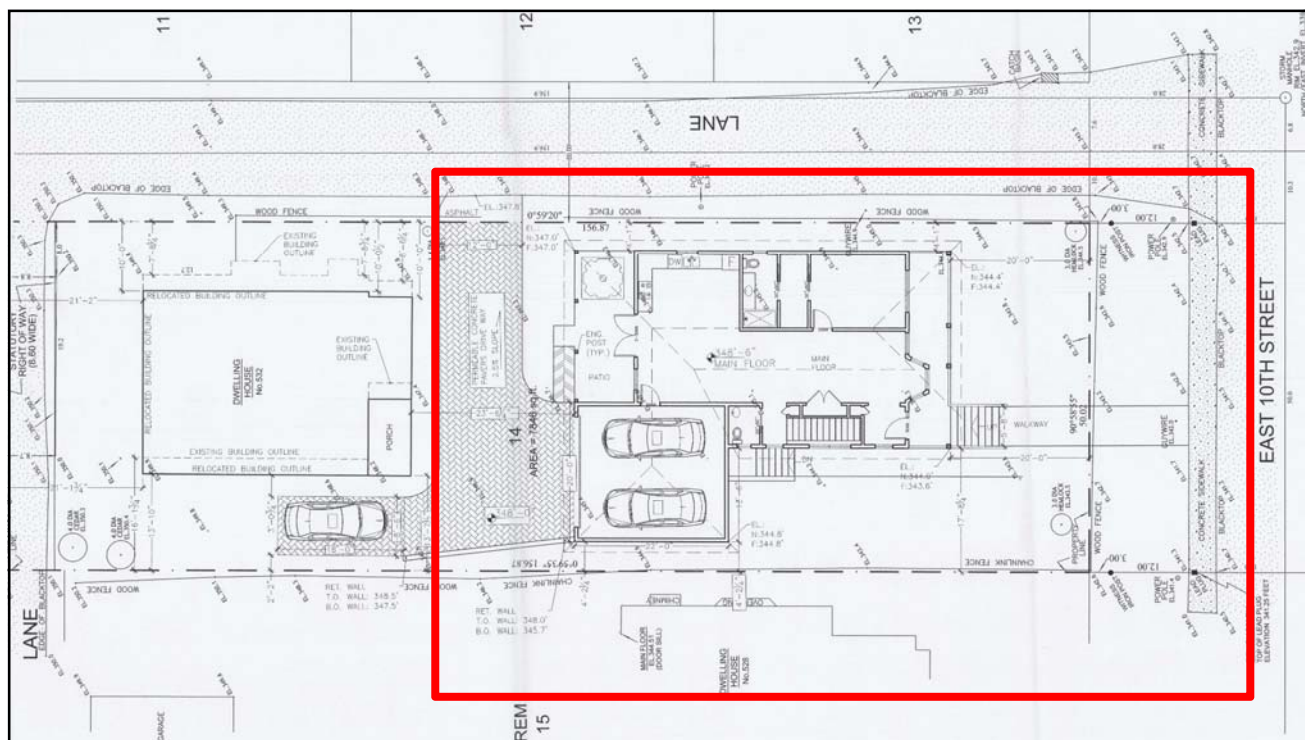
532 E 10th Street

Presented February 24, 2020
Sean Galloway, Planning and Development



Official Community Plan

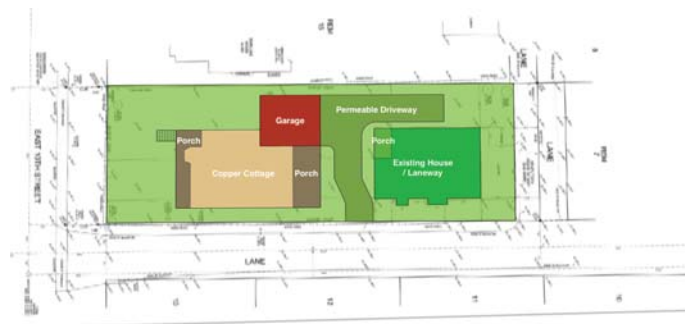
- Temporary Use Permits are allowed
- Meets the intent of the policies for Heritage preservation
- Once relocated – will look to designate the building and augment regulations to permit the proposed urban form







**Existing house
View from rear and side lanes
Carport to be removed**





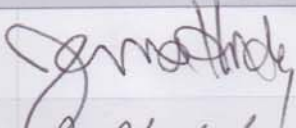
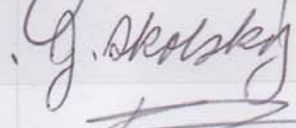
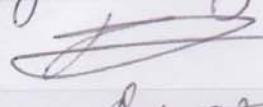
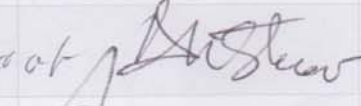
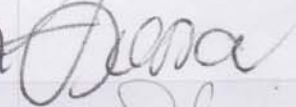
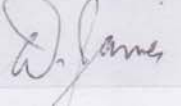



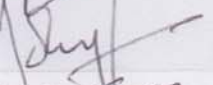
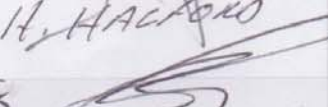

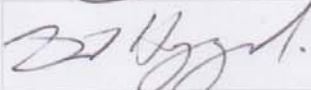
**For the sake of heritage, the environment and minimizing construction
annoyance and noise in the neighbourhood.**

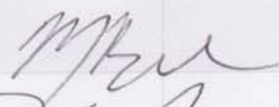
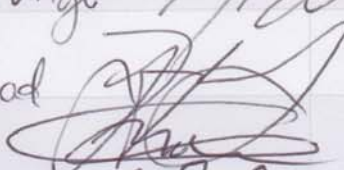
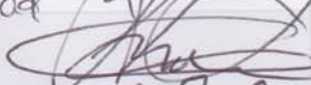
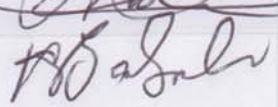
**Received February 12, 2020
PM 532 East 10th St.
File: 01-0550-20-0347/1**

To the City of North Vancouver

I understand that the owners of 532 East 10th Street are saving the heritage home, Copper Cottage, and move it to their property for use as a principle residence. I also understand they plan to retain the existing 1916 vintage house located at the back of their property and restore and renovate it for use as a laneway residence.

I am in support of this project. The greenest home is one that is already built.

Name	Signature	Address	Date
Sanna HARRY		535 E 10th St.	11 Jan 20
Judy Skolsky		533 E 10th St	Jan 11/20.
Eric Goodie		523 E 10th	Jan 10/2020
David Hewson		533 E 11th St	Jan 11/2020
Teresa Martin		519 E. 11th St	Jan 11/2020
DONALD JAMES		513 E. 11th St.	Jan 11/20
Suthit Nualnuevchai		1053 Grand Blvd	Jan 11/20
Julian Baillie		1045 Grand Blvd	Jan 11/20
Cardyn McInnes		1033 Grand Blvd	Jan 11/20
Toby TONES		957 GR BLVD	Jan 11/20
Mark Halford		943 GRAND BLVD	JAN 11/2020
Louis K... ..		528 B 10th St E.	Jan 4 (2020)
DAVE HUGGARD		517 E. 10th ST.	JAN. 11, 2020

Name	Signature	Address	Date
Monique Belanger		1005 Grand Blvd.	Jan 12 2020
Susan Hollingshead		1017 Grand Blvd	Jan 12, 2020
Craig Lovell		1025 Grand Blvd.	Jan 12/2020
Helen Babalos		529 E 11th St.	Jan 12/20

Subject: FW: 532 East 10 Street

From: Tim Blair <>
Sent: February-18-20 10:10 AM
To: Sean Galloway <SGalloway@cnv.org>
Subject: 532 East 10 Street

Hi Sean

I am writing to express support for the TUP at 532 east 10th street. I live on the same street, about 2 blocks away. This seems like an excellent way to achieve another unit or add some density to the neighbourhood, without much negative consequence. The current property is rather underused.

I do have a few questions about the project:

- Why a TUP? Just to allow them more time to go through the wringer of a rezoning? Is there a chance that the rezoning is not approved - in this case, would the new house need to be removed at a later date? Would the City really want to put themselves in the drivers seat of a bulldozer demolishing a heritage house? Seems like a bit of an odd process.

- Do the owners have to make some improvements to one or both of the structures, to make them meet the zoning? Will the old house at the north of the lot be brought into compliance, from the existing non-compliance? Like moved away from the lane, or otherwise upgraded? Or will they just apply to rezone the house, or get a few variances.

- Would not the house at the rear be transformed into a de-facto coach house by the addition of a new house at the front, which the current zoning allows? Or is the size ratio mean that this would not work.

- What is a "heritage resource"? I suppose it is an old house. Is it the old house currently on the lot, or the other one being relocated? Why use such an oblique term ("heritage resource") on the sign which is installed on the property - why not just say heritage house? By just reading the sign I thought maybe the giant tree at the front was the resource...

- Do you happen to know when they plan to move the house?

Thanks!

Tim Blair
Resident on East 10th Street



NOTICE OF PUBLIC MEETING

WHO: Anthony Dean and Yvonne Perrault

WHAT: Temporary Use Permit No. PLN2020-00003

WHERE: 532 East 10th Street

WHEN: Monday, February 24, 2020 at 7:00 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Temporary Use Permit No. PLN2020-00003

to temporarily permit Two-Unit Residential Use, comprised of 1 dwelling unit located at the north end of the property and 1 dwelling unit located at the south end in a building sited in accordance with the RS-1 Zone requirements. The temporary use is being undertaken to preserve a heritage resource and to allow time for the site to meet the requirements of the zoning bylaw.

All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent to the City Clerk, at input@cnv.org, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, February 24, 2020, to ensure their availability to Council at the Public Meeting.

The proposed Temporary Use Permit and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from February 14, 2020, and online at cnv.org/PublicMeetings.

Please direct any inquiries to **Sean Galloway**, Manager, Planning, at sgalloway@cnv.org or **604-982-8305**.



141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER
TEMPORARY USE PERMIT

Permit No. PLN2020-00003

File: 08-3400-20-0018/1

Issued to owner(s): **Anthony James Dean and Yvonne Marie Perrault**

Respecting the lands located at **532 East 10th Street**, North Vancouver, BC, legally described as:

LOT 14 BLOCK 91 DL 550 PLAN 1647 PID: 006-632-688

(the “**Lands**”)

Authority to Issue:

1. This Temporarily Use Permit is issued pursuant to Section 493 of the *Local Government Act*.
-

Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” RS-1 zone are hereby varied as follows:
 - A. This permit temporarily allows the Lands to be used for the purposes described below:
 - i. Two-Unit Residential Use, comprised of one dwelling unit located in an existing non-conforming Building sited at the north end of the property and one dwelling unit located in a Building sited in accordance with the RS-1 Zone requirements.

Special Terms and Conditions of Use:

3. Development upon or use of the lands shall conform to the following specifications:
 - A. This permit is subject to the following conditions, completed to the satisfaction of City staff:

- i. All buildings on the site shall be brought into compliance with applicable City of North Vancouver Bylaws prior to expiration of this Temporary Use Permit;
 - ii. The building identified as the “James Residence” in the CNV 2013 Heritage Register, originally constructed at 336 East 9th Street, shall be installed on site at 532 East 10th Street and shall be protected through the means of a bylaw and/or Heritage Revitalization Agreement
 - iii. Should the necessary approvals not be obtained at the expiry of this Permit, the existing non-conforming building at the north end of the property shall be removed from the site at the owner’s expense.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. There is deposited with the City, security in the form of:

A. an Irrevocable Letter of Credit in the amount of \$30,000

OR

B. a certified cheque in the amount of \$30,000

Total \$30,000

Default under the Permit shall be deemed to have occurred should any of the conditions of the permit not be met.

In the event of default, the Permittee shall forfeit security to the City in the amount equal to the costs incurred by the City, including administrative and legal costs, in performing the conditions required under Subsection 3. A. iii.

General Terms and Conditions:

5. This Temporary Use Permit is issued by the City of North Vancouver subject to compliance with all the applicable bylaws of the City except as specifically varied or supplemented by this Permit. No variances other than those specifically set out in this permit are implied or to be construed.
6. The Lands shall be used in accordance with the terms and conditions of this Permit. All terms and conditions are subject to any changes required by the Building Inspector or other officials of the City where such specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted through the issuance of this Temporary Use Permit.
7. This Permit expires: three years from date of issuance.

8. The Permit holder acknowledges that a Building Permit or other City Permits may be required. This is not a Building Permit.
 9. Nothing in this Permit shall in any way relieve Land Owner/Business Owners obligation to ensure that the use complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.
 10. Nothing in this Permit shall in any way relieve the Land Owner/Business Owners obligation to comply with regulations for construction of structures or provision of on-site services pursuant to the Health Act, the Fire Services Act, the Electrical Energy Inspection Act, and any other provincial statutes.
-

Authorized by Council: _____
Year / Month / Day

Expiry Date: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Karla Graham, City Clerk

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Temporary Use Permit No. PLN2020-00003.

Notice filed the _____ day of _____, 20____.

THIS IS NOT A BUILDING PERMIT

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Rezoning Applications for Cannabis Retail Stores

Presented February 24, 2020
Planning and Development Department



Background

- October 17, 2018
 - Recreational Cannabis legalized
- Federal Government
 - Cannabis Act
- Government of British Columbia
 - Cannabis Control and Licensing Act
- City of North Vancouver
 - Recreational Cannabis Retail Policy

Recreational Cannabis Retail Policy

- September 17, 2018
 - Council approved the way recreational cannabis could be distributed in the City
 - Six retail stores maximum
 - Recreational grade only
 - Medicinal cannabis through Federal licensed producers only

Recreational Cannabis Retail Policy

- Location Criteria (OCP)
 - Mixed-Use and Commercial land use designations
 - 2 in Central Lonsdale
 - 2 in Lower Lonsdale
 - 1 in the West area of the City
 - 1 in the East area of the City

Recreational Cannabis Retail Policy

- Separation from Sensitive Uses (100 metres)
 - Community Recreation Centers
 - North Shore Neighbourhood House
 - North Shore Shelter
 - North Vancouver School District Office
 - Public elementary and secondary schools

Recreational Cannabis Retail Policy

- Recreational Cannabis Sales currently not allowed anywhere in the City
 - Requires a rezoning application
 - Would permit Cannabis Sales use on that particular property (land based)
 - Approval or refusal of rezoning would form the Municipal response to the applicant's request for a Provincial cannabis retail license

Urban Design - Streetfront

- Federal and Provincial regulations
- Staff working with applicants during the Building Permit process

Previous applications

- Six applications were considered by Council in July 2019 with two of the six getting approved.
 - 221 West 1st Street (Lower Lonsdale)
 - 333 Brooksbank Avenue (East Area)

Follow-up

- As part of the Business License process all successful cannabis applicants will be entering into a Good Neighbour Agreement with the City.
- As part of the agreement, all stores will need to post a non-smoking sign by the entrance of the retail store.

Applications for Consideration




- 1433 Lonsdale Avenue – Central Lonsdale
- 1520 Lonsdale Avenue – Central Lonsdale
- 143 East 2nd Street – Lower Lonsdale
- 820 Marine Drive – West Area



Thank you.

city
of north
vancouver



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 1433 LONSDALE AVENUE (MIKE
FOURNOSERSKIS / B.P.Y.A. 1163 HOLDINGS)

Date: February 3, 2020 File No: 08-3400-20-0007/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020 entitled "Rezoning Application: 1433 Lonsdale Avenue (Mike Fournoserskis / B.P.Y.A. 1163 Holdings Ltd.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747" (Mike Fournoserskis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, Text Amendment) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867905](#))
2. Submitted Drawings (doc#[1868479](#))
3. Written Proposal (doc#[1868478](#))
4. Community Impact Statement and Security Plan (doc#[1868477](#))
5. Recreational Cannabis Retail Policy (doc#[1774193](#))
6. Public Consultation Summary for 1433 Lonsdale Avenue (doc#[1852956](#))
7. Zoning Text Amendment Bylaw No. 8747 (doc#[1853072](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 1433 Lonsdale Avenue.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #5). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the anticipated high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver School District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for one of two rezoning applications in the Central Lonsdale area that were next on the list to make a rezoning application.

DISCUSSION

Project Description

The proposed cannabis store is located within an open courtyard on the ground level, away from the Lonsdale Avenue street front. The proposed store would occupy approximately 37.2 square metres (400 square feet) of retail floor space. The floor plan identifies locations for displays, back area offices and storage (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement, and their Security Plan (Attachment #4), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 1433 Lonsdale Avenue is located within a two storey, 31 unit commercial building on the west side of Lonsdale Avenue between 14th Street to the south and 15th Street to the north in the Central Lonsdale area of the City (Attachment #1). It is adjacent to other one and two storey commercial buildings along Lonsdale Avenue, with civic uses and residential towers nearby.

The immediate area is predominately a mixture of commercial, civic and high rise residential uses. The location is along a main public transit corridor on Lonsdale Avenue and has several other commercial businesses and amenities within easy walking distance.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed-Use Level 4B which supports a mix of higher density multi-family and commercial uses to strengthen the core of the city and generate employment opportunities, and is one of the designated land uses supported by the Recreational Cannabis Retail Policy.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store.

In this case, the proposed store is located within a courtyard and set back from the sidewalk along Lonsdale Avenue.

The commercial building was built in the late 1980s and is not being redeveloped at this time. The only modification to the building would be a Tenant Improvement to the retail space that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application conforms to the criteria provided within the policy (Attachment #5). The subject site is in an allowable land use designation as identified in the OCP, it is outside of the 100 metre radii of North Vancouver School District and Queen Mary Elementary School, and is one of two applications for the Central Lonsdale Area.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8747 (Attachment #7) would allow Cannabis Sales in this location. The current Zone of Comprehensive Development 124 (CD-124) does permit retail stores.

The size of the store would require the applicant to supply at least one off-street parking space within the property. The site currently meets the minimum parking requirement for 56 parking stalls.

COMMUNITY CONSULTATION

An Open House was held on November 21, 2019 for members of the general public to learn about and make comment on this application. From the 25 people who signed in for the event, staff received 10 comments in support of the proposed use at this location (Attachment #6). One comment form was submitted in opposition that expressed concern that the proposed store being near a neighbourhood pub and liquor store is not a good fit to the area. Concerns over security and the number of off-street parking stalls was also raised.

CONCLUSION

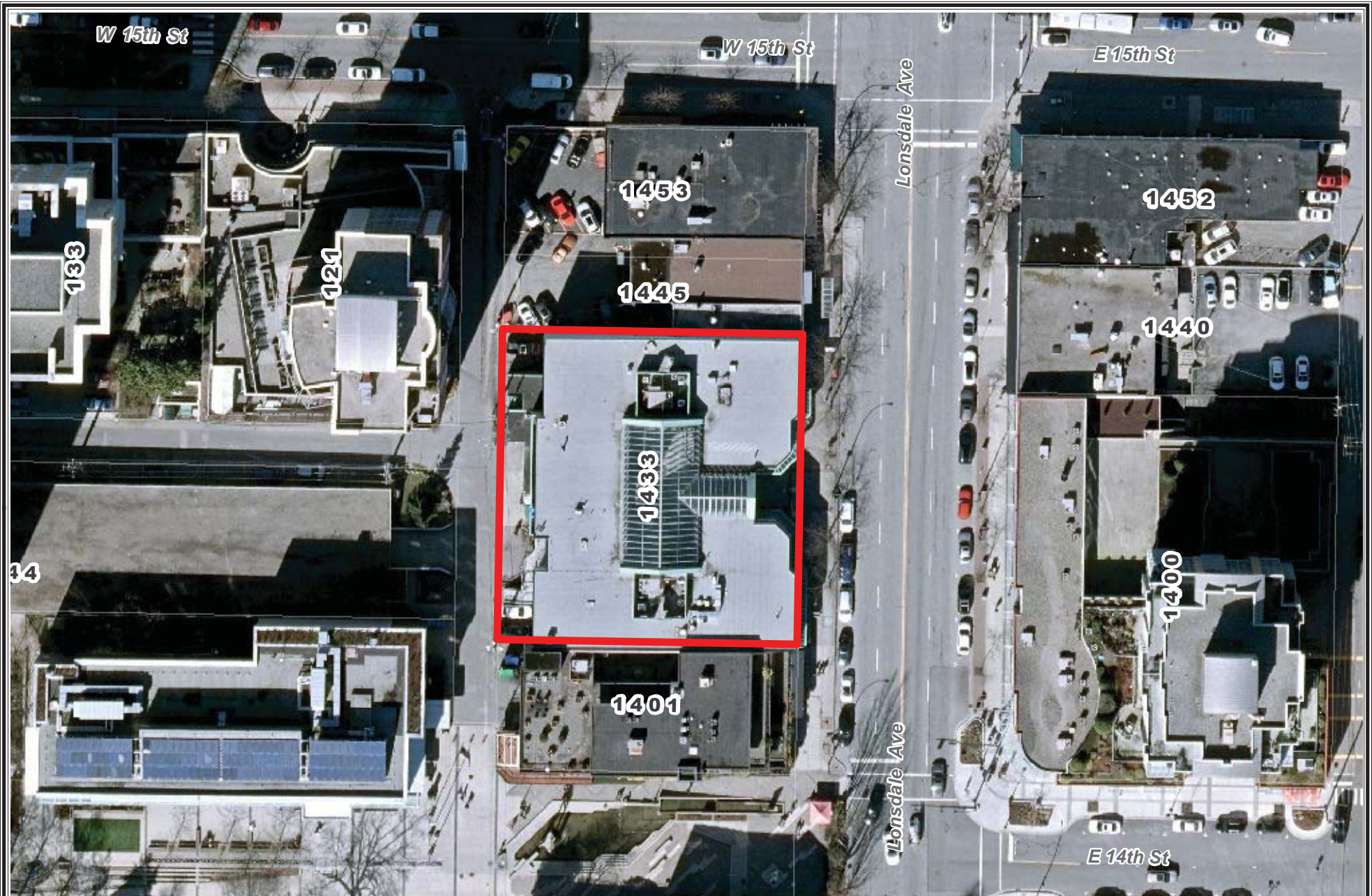
This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

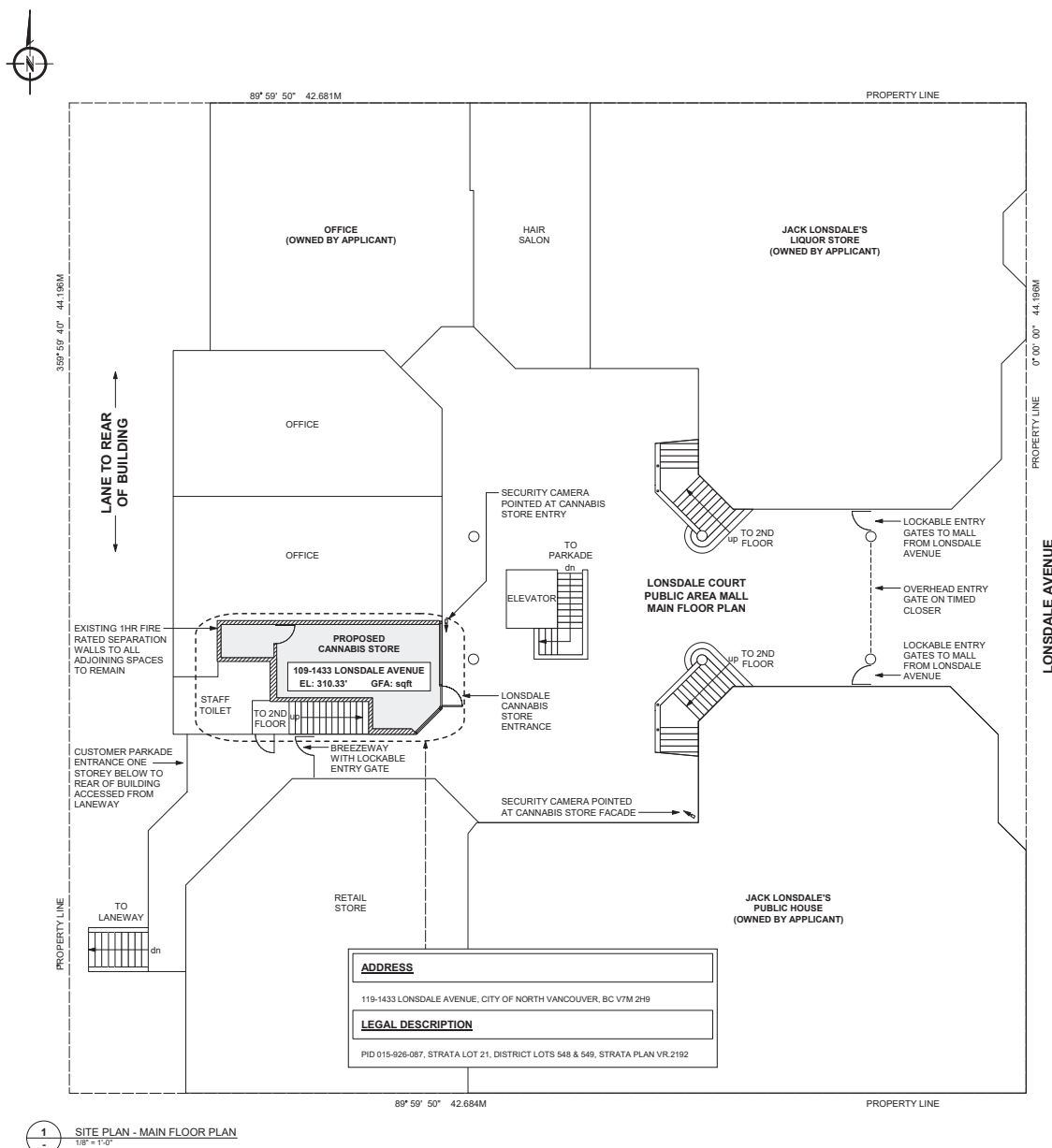
The proposed location of the store supports the commercial and retail orientation of the area.

RESPECTFULLY SUBMITTED:

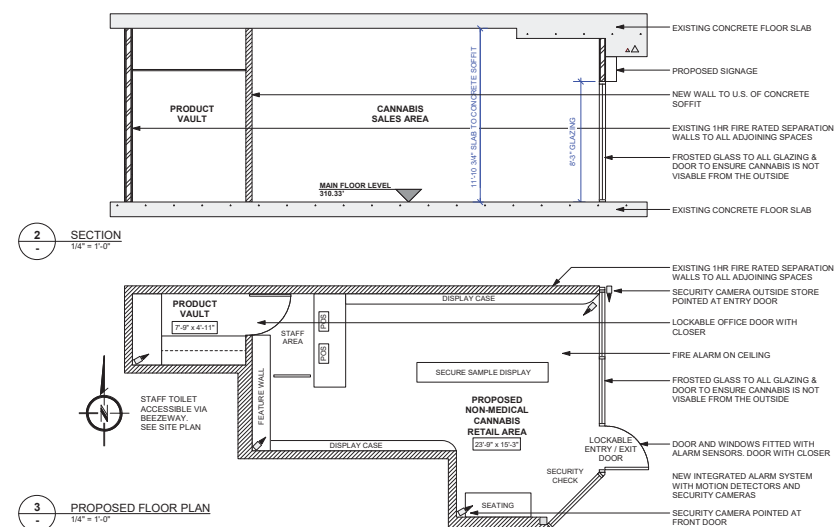


David Johnson
Development Planner





1 SITE PLAN - MAIN FLOOR PLAN
- 1/8" = 1'-0"



3 PROPOSED FLOOR PLAN
1/4" = 1'-0"



VIEW FROM LONSDALE AVENUE

VIEW FROM LONSDALE COURT MALL ENTRANCE

PROJECT STATISTICS + ZONING

PROJECT STATISTICS + ZONING
Project Address: 119-1433 LONSDALE AVENUE
CITY OF NORTH VANCOUVER BC
V7M 2H9

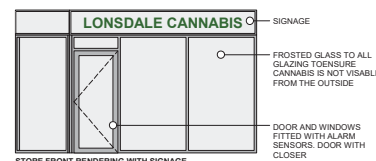
Legal Description: PID 015-926-087
STRATA LOT 21
DISTRICT LOTS 548 & 549
STRATA PLAN VR 2192

Current Zoning: CD-124

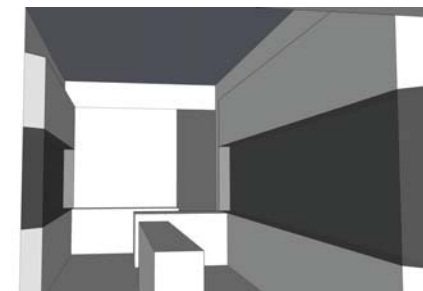


STORE EXTERIOR & SIGNAGE

FROSTED GLASS TO ALL GLAZING TO ENSURE
CANNARIS IS NOT VISABLE FROM THE OUTSIDE



4 PROPOSED ELEVATION
- 1/4" = 1'-0"



5 PROPOSED INTERIOR
- NTS

ISSUED FOR:	DATE:		PRE-APPLICATION REVIEW FOR CANNABIS STORE AT
BY: PRE-APPLICATION REVIEW SUBMISSION	10 SEPT 2019		#119-1433 LONSDALE AVE, CITY OF NORTH VANCOUVER V7M 2H9
			DRAWING NUMBER: PROJECT NO: 1805
			DATE: 10-09-2019
			SCALE: 1/8"=1'-0" 1/4"=1'-0"
			BPPA 1163 HOLDINGS
			468-208-1202

FULL DESCRIPTION OF PROPOSED BUSINESS OPERATIONS

PAST BUSINESS EXPERIENCE

B.P.Y.A. 1163 Holdings Ltd. has been owned by Mike Fournogerakis since 1993. This company owns the property, which operates Jack Lonsdale's Public House and Liquor Store, located at 1433 Lonsdale Avenue in North Vancouver and the property for the proposed Cannabis retail location.

Mike Fournogerakis, since 1973, owned and operated, a family business, , Picasso's, an Italian restaurant, in the early 70's. In 1988, we closed this resaturant and opened the pub and liquor store at the same location, operating since 1988. This business is run by Michael's Enterprizes Ltd.,

Jack Lonsdale's Pub and Liquor Store currently employs over 60 employees in and around our community and operates 7 days a week, with hours from 10:00 am until 12:00 am.

Mike Fournogerakis has resided in North Vancouver for over 40 years. Mike and his wife, Alison, bought their first house on Redonda Drive in 1989, and currently still reside there.

We have 3 sons who have all attended both elementary and secondary schools in North Vancouver and who now help to operate our family business.

Our family has owned and operated a business successfully on Lonsdale Avenue for more than 40 years and have strong ties to our community.

PROPOSED BUSINESS OPERATIONS

Lonsdale Cannabis is the name we have presently chosen for this retail non-medical cannabis store selling only the products distributed by the BC Government.

We also confirm that all individuals and corporate entities associated with the proposed business operation, Lonsdale Cannabis, are not currently or have ever operated any illegal recreational cannabis store anywhere and including the City of North Vancouver.

If approved we will then be able to determine the exact number of employees we will have, both part-time and full time. We estimate 3 – 4 employees per shift, approximately 20 – 30 staff.

All of our employees involved, in the sale of non-medical cannabis, will complete the mandatory course provided by the Government, when available.

We will also comply with the security verification from the Province. This information will be kept in the store for inspection by any Government inspector, including the expiration date of these employees Security Verification.

These trained employees will take all steps to verify age of a customer to be over the required age of 19 years. Two pieces of ID will be required in the same manner in which we operate our Liquor Store and Pub and the Serving it Right guidelines.

The Licensee and their employees will decide, on a case-to-case basis, if the ID presented determines that this person is not a minor.

If the customer cannot provide two pieces of acceptable identification, service will be refused.

Our trained employees will always co-operate with an inspector or peace officer if asked to determine whether a customer is a minor. We will also never draw attention to inspectors or peace officers inside the store and will be able to provide any information they require at the time.

Lonsdale Cannabis hours will be between 9:00 am through 11:00pm. These hours will be confirmed and determined in accordance with the Bylaws provided by North Vancouver City and the BC Government.

Our Retail store will be located in the Lonsdale Court, the same complex as Jack Lonsdale's Liquor Store and Pub are located.

There is a 15 minute loading zone in front of the Complex which we can use for deliveries to the store. It can also be used for any customers that park at a minimum.

Below the store, there is a parkade that has 32 onsite parking stalls, including 1 handicap stall, with an elevator that reaches the level of the Store. Of these 32 parking stalls, 22 are exclusive to B.P.Y.A. 1163 Holdings Ltd.

We feel that we have the perfect location. Along with the parking, there is a taxi zone and public transportation (a bus stop) directly in front of our building.

Community Impact Statement

Opening up a non-medical cannabis store on central Lonsdale

Economic

Potential Positive Impact

- **Proper and lucrative use of tax dollars** – It leads to long-term estimated savings of tax dollars. Prior to the legalization of cannabis, they have been using tax dollars to enforce laws and towards criminal justice system to prevent the illegal use of Cannabis.
- **An increase in tax revenue gains and boost the economy** – It will increase the funds for cities, provinces and the entire country to use the revenue for new projects or investing in Communities which require help or higher budgets.
- **Increase in employment opportunities** - New businesses have the potential to create a new avenue for jobs and careers in our community. With the increase in all of the new developments and people migrating to North Vancouver there is a increase in the demand for jobs.
- **Increase in law enforcement training to ensure safety in the community** – This increases a positive vigilance for people living in the community and the City as a whole.

Potential Negative Impact

- **Excess use of cannabis has the potential to increase economic costs in terms of health care and social services** – It will be up to the government to provide any new research and information that needs to be disseminated from the business to the general public and the customers. We believe stores should be providing all types of information and warnings visibly inside the retail outlets.

- **Increase in Addiction** – Legalization and responsible sales will help prevent people from abusing cannabis. Customers will be buying from trained employees with knowledge of the properly tested products.

In the future, social responsibility materials will be developed. Once created, these materials will be mailed to licensees and they will be required to display the materials in a prominent location in their stores. Updated materials will be provided to licensees at regular intervals.

- **The federal government has dedicated \$274 million to the enforcement of laws related to cannabis legalization.** – Hearing facts from other places that have legalized cannabis, it seems that sales of legalized cannabis should return that revenue in a short period of time.

Environmental

Potential Positive Impact

- **Our proposed store location is in the heart of North Vancouver** - With a growing community there is lots of developments continuing to be built around us. We will be within walking distance to a large part of the population in the city of North Vancouver. There are also many bus stops all around us making public transportation easily accessible for anyone coming or going.
- **Parking** - Our proposed location on central Lonsdale has 32 parking stalls underneath the store. This will help leave street parking for the other businesses on Lonsdale. There is also a taxi zone right outside the store that can also be accessed for our customers.

- **15 minute Loading Zone** – Outside the store there is a 15 minute loading zone that can be used by customers or for deliveries. During delivery days this will avoid taking any street parking from other businesses in the area as well as preventing any traffic congestion on Lonsdale.

Potential Negative Impact

- **Lack of adherence to “No Smoking” Signs** – There are no-smoking signs outside the store that will be strictly enforced. We feel that bylaw and local authorities patrolling will help prevent anyone not complying to the cannabis guidelines and will stop customers from smoking in public areas in the City.
- **Managing the waste left by smoking Cannabis around bus stops and in public areas** – Outside the proposed location we have enforced signs that say no smoking. There are also many garbage disposals both in the building and outside near the bus stops for people to use. It would not hurt if the community wanted to add more all along Lonsdale and public areas. We will continue to keep our sidewalk clean outside our store. Just like with garbage and cigarette butts it will be up to people in the community to dispose of their cannabis waste properly to help keep our city clean.

Social

Potential Positive Impact

- **Decrease in the use of cannabis among minors.** Legalizing cannabis will take the criminal aspect away and make it harder for minors to be able to purchase or use.

- **With tested sealed packaging, purchasing cannabis becomes safe, secure and removes the criminal element.** The distribution of non-medical cannabis into the community properly ensures safety among the general public. This ensures that the product is safe and tested and decreases chances of any substances found within other substances, which was said to be found in illegal cannabis.

Potential Negative Impact

- **There is still a lot of research to be done on the short and long term affects of Cannabis use.** – It is important that the new businesses keep up to date with any new information on the risks of Cannabis use so that we can be of best knowledge to advise or help customers with any concerns or questions they may have.
- **Impaired driving** – We feel our location will be walking distance for many people in the growing community. They're many easily accessible bus stops close by just outside the store, along with a taxi zone. If someone feels they are not okay to drive we also have 32 underground parking stalls where they can choose to leave their car safely overnight.
- **Substance Abuse** - Similar to serving alcohol and following the Serving It Right guidelines, licensees and trained employees will refuse any person they feel is overly intoxicated in any way and request that they leave the store, ensuring they depart safely.
- **Getting into the hands of minors** – As this is our top priority it will be important that again, similar to Serving It Right and serving alcohol, we will be asking for 2 pieces of Government ID to any customer that looks under the age of 30. Hopefully with the help of Bylaw officers and/or community police, giving out fines to anyone buying for minors, we will also do our best to refuse service to anyone we have suspicion of buying for Minors.

Our experience of operating a business that both sells and serves alcohol in the community over the last 30 years proves that we have the experience of responsibly selling controlled substances. Our staff has been properly trained leading to no major issues. We have cooperated with local authorities and bylaws in any issues we could not deal with that required extra assistance. We would be using our knowledge and ethics we have learned over the years by selling and serving liquor. We feel this would transcend when it comes to selling cannabis in a safe responsible way using the right guidelines provided, as in Serving It Right.

Security Plan

Controlling the Store

In order to assure the safety and security in operating the retail non-medical cannabis store, we created a list of guidelines we will follow based off of the “Cannabis Retail Store Terms and Conditions”.

- Cannabis use must not be permitted in-store.
- Trained staff ensure that no weapons are brought into the store without lawful excuse, and that no criminal activity takes place in the store.
- As a means to minimize unlawful entry by minors, we'll post signage at the entrance of our store indicating that minors are not permitted as well as having the windows blacked out so you can not see inside.
- Any person working on a temporary basis to repair, inspect or construct something in the proposed establishment will be supervised by a manager or supervisor.

Preventing Disturbances in the Vicinity of the Store

Owners and trained employees will take reasonable measures to prevent disturbances. This would mean performing actions that are appropriate in the circumstances and within their capacity to do.

Examples of reasonable measures include:

- Posting signs asking patrons to respect the neighborhood and neighbors and ensuring no laws are being broken when consuming products.
- Installing adequate lighting outside the store and in the parking lot

- Supervising parking areas
- Installing cameras both inside the store, outside the front door as well as in the parking lot.

Intoxicated Patrons

- Licensees and employees will not allow a person who is intoxicated by either liquor, cannabis or other drugs, or exhibiting signs of intoxication, enter or remain in the store.
Owners and trained employees will refuse the intoxicated person service, request that they leave the store and ensure they depart safely.

Violent or Disorderly Conduct

- Owners and trained employees must not allow violent or disorderly conduct or unlawful activities to take place in or outside the store. This includes behaviour that might cause a reasonable person to believe their safety is threatened. If an owner or trained employee knows or suspects this kind of behaviour has taken place, is currently taking place or may take place, they will notify a peace officer immediately.
- A person who has been asked to leave or has been barred from entering the store must not return for at least 24 hours. If they return within 24 hours, a peace officer will be notified as they are committing an offence and may be arrested.

Incident Log

When an incident occurs in or adjacent to the retail store, the details will be recorded in an incident log. All incidents that adversely affect patrons, staff, people who live or work in adjacent buildings, or that affect the operation of the store will be recorded in the log and be available to an inspector or peace officers.

Examples of these incidents include:

- Refusing entry at the door to a potentially troublesome person or anyone who is causing a disturbance
- Refusing entry of an intoxicated person
- Removing an intoxicated person
- An injury or accident on the premises, including a fight
- Any incidents where emergency personnel were called (police, fire, or ambulance)
- Any illegal acts
- An incident report will include key details such as the date, time and description of events, the parties involved, any action taken, and any relevant sales records. Other details such as the names of the employees on shift and witness accounts will also be included.

The records in the incident log will be kept to up to a minimum of six years.

Responsible Service Training

In the future, people involved in the sale of non-medical cannabis will be required to complete a mandatory course. All staff will receive notice when this training becomes available.

Identification (ID) Requirements

We're responsible in ensuring that minors do not enter their retail store and are not sold non-medical cannabis or cannabis accessories. If there is any doubt whether a patron is 19 or over, our trained employees will take reasonable steps to verify age by requesting two pieces of ID. A licensee and their employees will decide on a case-by-case basis if the ID presented proves that the person is not a minor.

If the person cannot produce two pieces of acceptable identification, service will be refused. Trained employees will always cooperate with an inspector or peace officer if asked to determine whether a person is a minor.



City of North Vancouver

COUNCIL POLICY

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

POLICY

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

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2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
 - a. Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - b. Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - c. Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

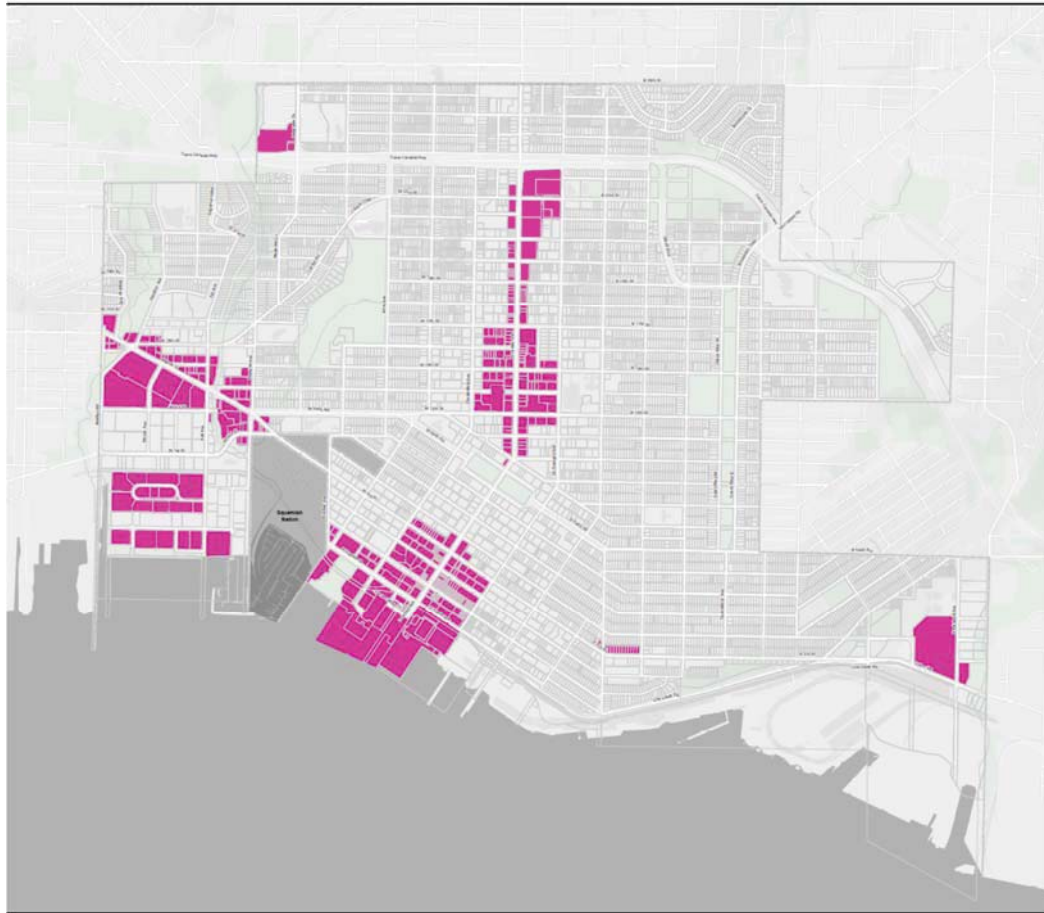
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

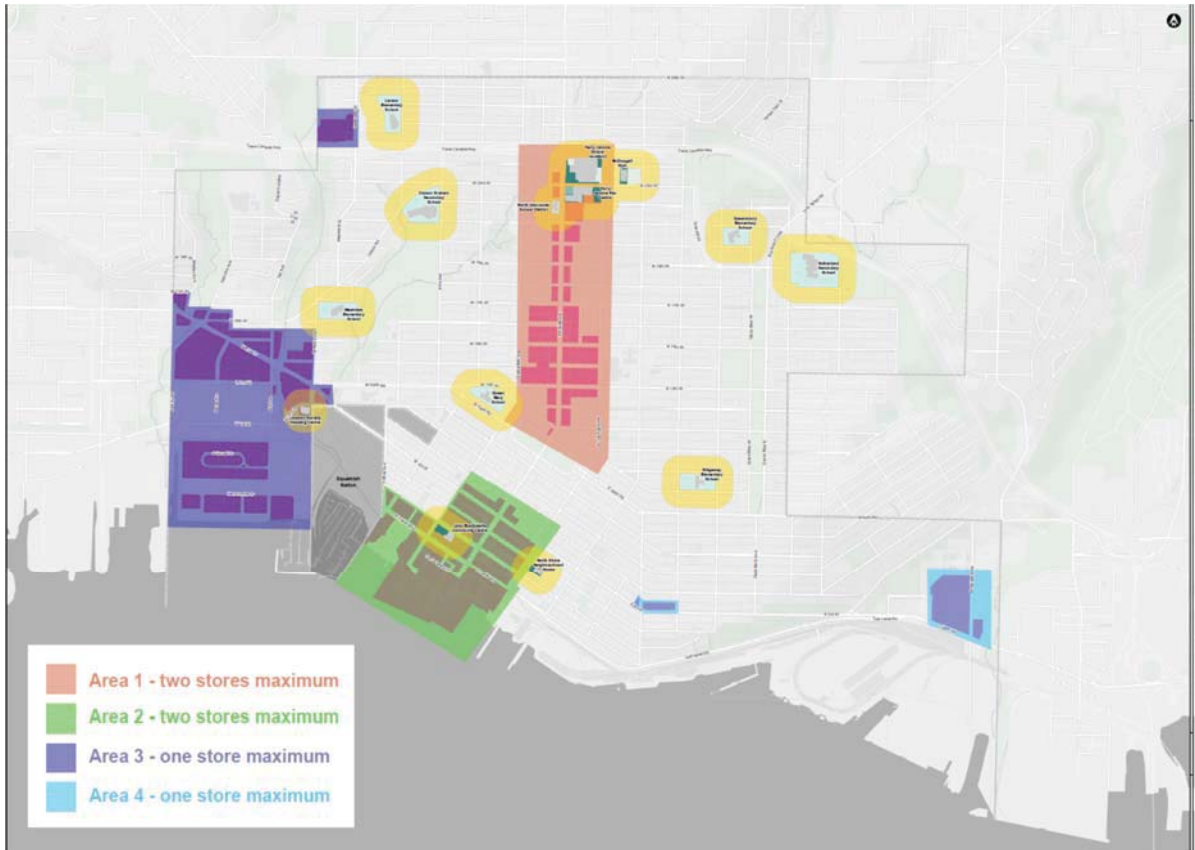
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy**Policy Number: 7**

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

#119 - 1433 Lonsdale Avenue

Public Open House

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November 21, 2019 6:00 pm to 8:00 pm

Name: Chelsea Duchscherer	
Address: 3989 Braemar Pl	
1. Do you support the proposed project?	Yes
2. What do you like most about the proposed project?	EXPERIENCED OWNERSHIP WITH VAST KNOWLEDGE OF THE NEIGHBORHOOD
3. Do you have any concerns about the proposed project?	No
4. What would you suggest to improve or enhance the proposed project?	NO
5. Please provide any additional comments. (use back of page if necessary)	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Michael Fournogerakis
City of North Vancouver: David Johnson

Telephone: 604 789-9551
Telephone: 604 990 4219

E-Mail: alecrakis@gmail.com
E-Mail: djohnson@cnv.org

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November 21, 2019 6:00 pm to 8:00 pm

Name: JASON JANY	
Address: 3989 BROMMAR PL.	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	DISCREET WITH LOTS OF PARKING EXPERIENCED OWNERSHIP SELLING CONTROLLED SUBSTANCES
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	NO
5. Please provide any additional comments. (use back of page if necessary)	THANK YOU

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November 21, 2019 6:00 pm to 8:00 pm

Name: Omar Memisevic	
Address: 1303 Delbruck Avenue, North Vancouver BC	
1. Do you support the proposed project?	Yes I do.
2. What do you like most about the proposed project?	No congestion therefore won't clog up Lonsdale with traffic. It's a great location (central Lonsdale)
3. Do you have any concerns about the proposed project?	No concerns.
4. What would you suggest to improve or enhance the proposed project?	No suggestions at this time.
5. Please provide any additional comments. (use back of page if necessary)	Also wanted to add that it is a discreet location as well because it is tucked inside the mall with great access to parking and a loading zone.

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November 21, 2019 6:00 pm to 8:00 pm

Name: NATHAN HYDE	
Address: 219 MACRAE RD.	
1. Do you support the proposed project?	(YES) ———→ YES!
2. What do you like most about the proposed project?	THEY'RE ALREADY INVOLVED IN THIS BUILDING, THEY KNOW HOW TO HANDLE IT.
3. Do you have any concerns about the proposed project?	EDUCATION SPACE.
4. What would you suggest to improve or enhance the proposed project?	MORE SPACE!
5. Please provide any additional comments. (use back of page if necessary)	

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November 21, 2019 6:00 pm to 8:00 pm

Name: AMBREEN KAIR	
Address: 1549 Phyllisfield Avenue, North AB Vancouver.	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	Discreet Location. Underground parking. 15 min loading zone
3. Do you have any concerns about the proposed project?	NO.
4. What would you suggest to improve or enhance the proposed project?	-
5. Please provide any additional comments. (use back of page if necessary)	I think the location is excellent with good parking.

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November 21, 2019

6:00 pm to 8:00 pm

Name: <i>Mahmoud Azizi</i>	
Address: <i>203-1433 Lonsdale Ave</i>	
1. Do you support the proposed project? <i>NO</i>	
2. What do you like most about the proposed project?	<i>Some of pub customers see 3 making in the Plaza. They are very aggressive. when I explain this area is snow free. They say it is not your business.</i>
3. Do you have any concerns about the proposed project? <i>YES</i>	<i>I believe this new business will make the problem much more, because some people (customers) do not follow the law.</i>
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments. . (use back of page if necessary)	

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November 21, 2019 6:00 pm to 8:00 pm

Name: Manjinder Kaur	
Address:	
1. Do you support the proposed project?	Yes, I support this proposed project as I believe it will benefit the community and educate people that may not know
2. What do you like most about the proposed project?	Great location, hidden from main strip, plenty of underground parking.
3. Do you have any concerns about the proposed project?	None
4. What would you suggest to improve or enhance the proposed project?	bigger space
5. Please provide any additional comments. (use back of page if necessary)	Location, parking, ex secluded from main street

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November 21, 2019 6:00 pm to 8:00 pm

Name: <u>P Chapman</u>	
Address: <u>1059 Lonsdale Rd</u>	
1. Do you support the proposed project?	Yes this is an established, responsible, local business. There is parking, security and a discrete location.
2. What do you like most about the proposed project?	Best location on Lonsdale, Interior courtyard Keeps pedestrian orientation on Lonsdale. Has on-site parking
3. Do you have any concerns about the proposed project?	No, the presentation board were very detailed unlike the other applicants.
4. What would you suggest to improve or enhance the proposed project?	Some graphics on the windows.
5. Please provide any additional comments. (use back of page if necessary)	The application at 1520 Lonsdale has no parking and limited contribution to street vitality. That site was poorly signed (can't see from street) and they did not seem to have a presentation board prepared for this meeting. Seems to indicate an inexperienced or unprepared application.

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*A comment sheet for 1520 did appear later at the event.

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November 21, 2019 6:00 pm to 8:00 pm

Name: <i>Koshan Aleny</i>	
Address:	
1. Do you support the proposed project?	<i>yes I do</i>
2. What do you like most about the proposed project?	<i>It's discreet, lots of parking and most important it wont affect traffic</i>
3. Do you have any concerns about the proposed project?	<i>no</i>
4. What would you suggest to improve or enhance the proposed project?	<i>I really like their proposal, as their location wont affect traffic - this</i>
5. Please provide any additional comments. (use back of page if necessary)	<i>I prefer #119-1443 lonsdale ave due to the availability of underground parking, It's discreet as apposed to 1520 lonsdale ave due to I believe it will congest the area more than it is already Its in front of a bus stop - no parking area - will cause alot of traffic.</i>

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CONTACTS:

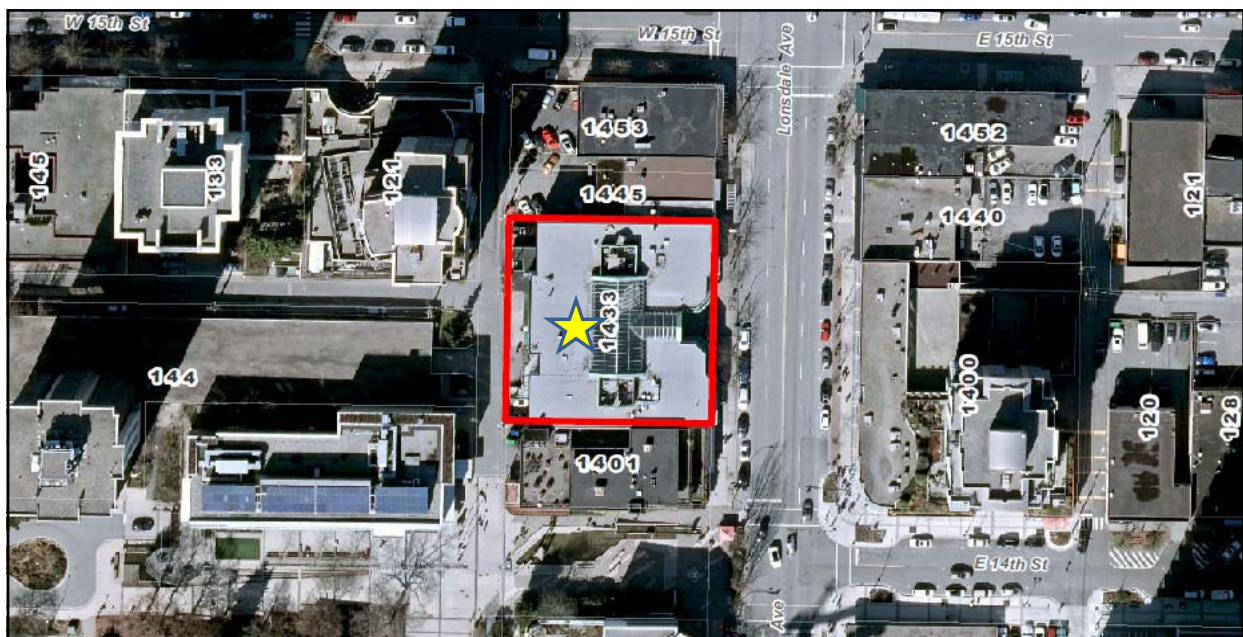
Applicant: Michael Fournogarakis
City of North Vancouver: David Johnson

Telephone: 604 789-9551
Telephone: 604 990 4219

E-Mail: alecrakis@gmail.com
E-Mail: djohnson@cnv.org

1433 Lonsdale Avenue (Bylaw 8747)

- OCP designation of Mixed-Use Level 4B.
- One of two possible locations within the Central Lonsdale Area.
- 34.5 sq. metre (371 sq. foot) retail unit located within the main courtyard of the building.
- Located away from Lonsdale street front, along the east side of Lonsdale Avenue.
- Minimum of one off-street parking required.
- Outside of the sensitive use areas.
 - Queen Mary Elementary School (340 metres)
 - North Vancouver School District Office (930 metres)





Grassroots

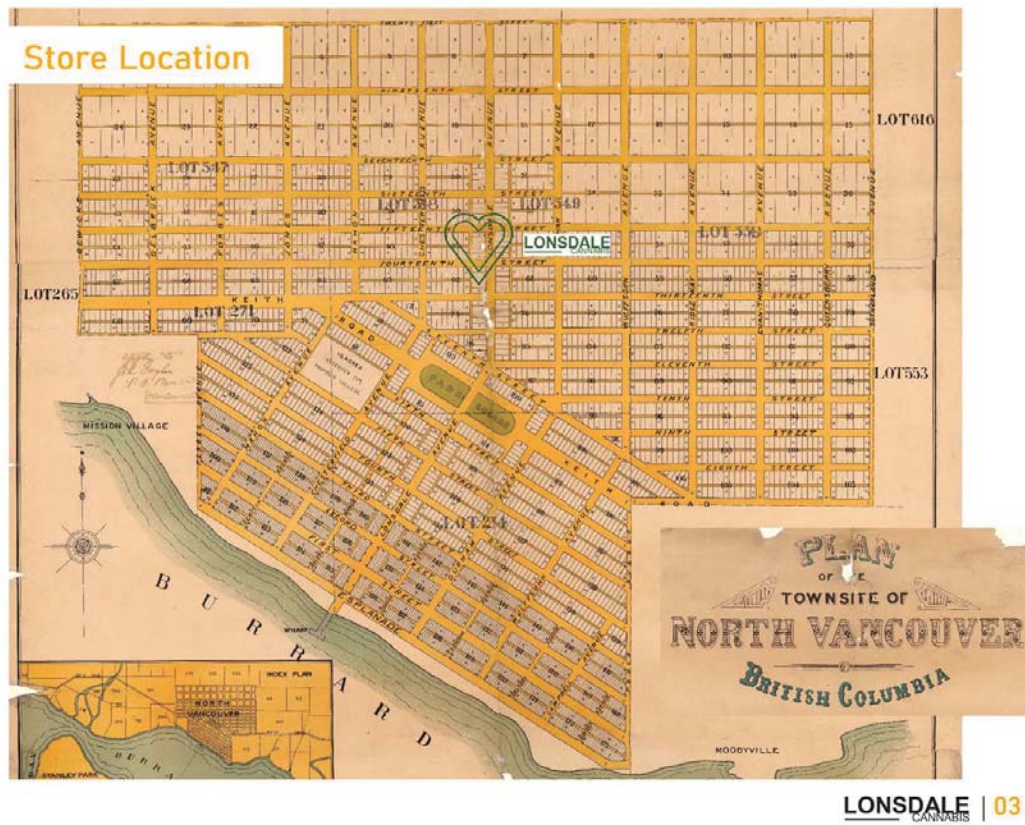
Since 1973 The Fournogerakis Family have owned and operated their family business at this location on Lonsdale Ave. It all started with Picasso's, a humble Italian restaurant which served the community for 15 years until Jack Lonsdale's Public House and Liquor Store opened its doors in 1988. The Fournogerakis Family have also resided in North Vancouver for over 40 years.



Now

BPYA 1163 Holdings Ltd. has been owned and operated by Mike Fournogerakis since 1993. Jack Lonsdale's Public House and Liquor Store currently employs over 60 hardworking locals in and around our community, operating 7 days a week from 10am to midnight.



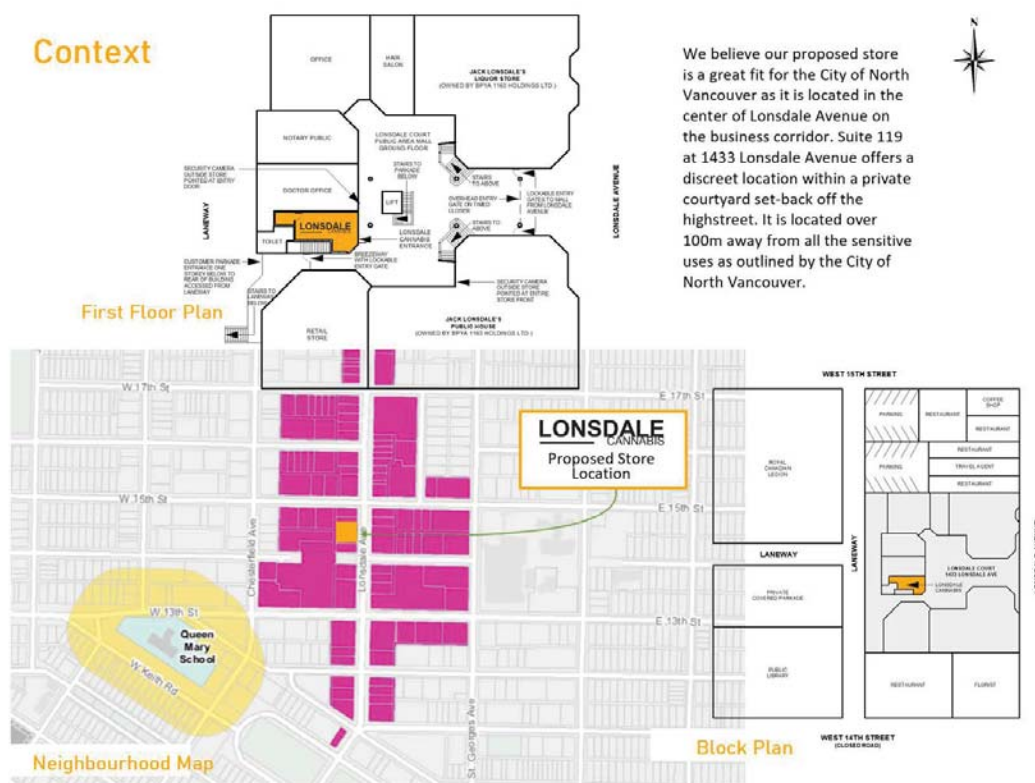


The Plan

- Our staff have been thoroughly trained in safety practices and procedures to prevent service to intoxicated patrons, access to minors and the use of alcohol in public. Cannabis sales regulations and associated safe practices will integrate naturally into our current best practice manual.
- We are passionate about serving our local community and sharing our knowledge and expertise.
- Our team of friendly and highly trained staff will assist patrons to find the right product.
- Our store will have a modern and bespoke interior thereby enhancing the retail experience.



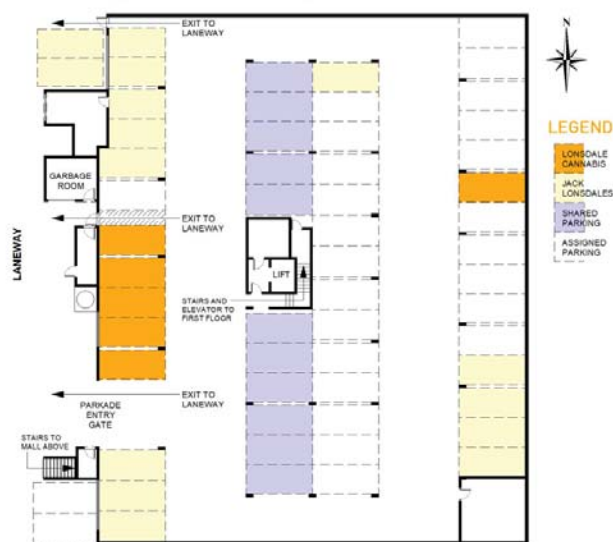
Context



We believe our proposed store is a great fit for the City of North Vancouver as it is located in the center of Lonsdale Avenue on the business corridor. Suite 119 at 1433 Lonsdale Avenue offers a discreet location within a private courtyard set-back off the highstreet. It is located over 100m away from all the sensitive uses as outlined by the City of North Vancouver.

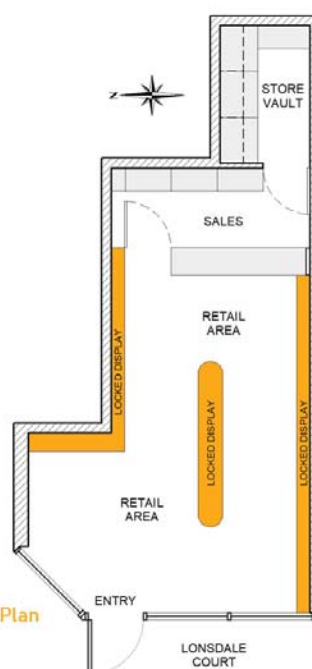


Parking & Store Layout



Parking

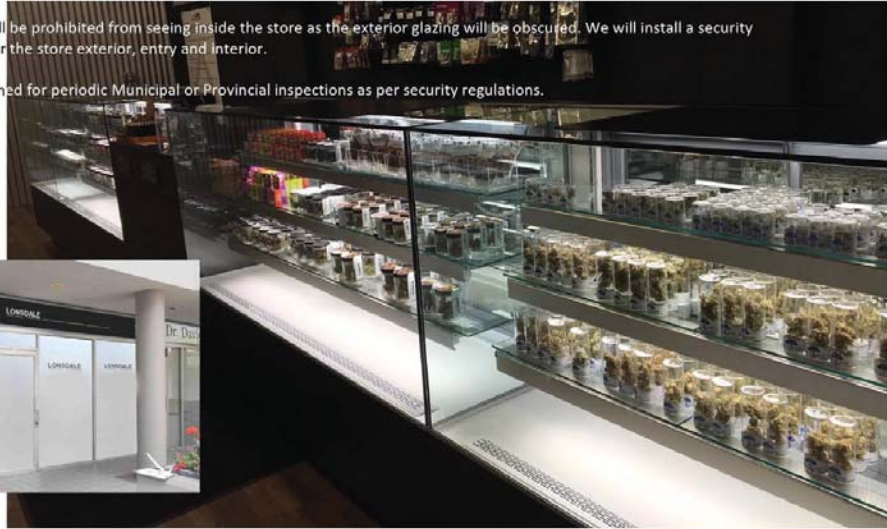
The parkade is one level below the proposed cannabis store and has 60 parking stalls of which 21 are exclusive to BPPA 1163 Holdings Ltd. and an additional 11 shared parking stalls for customers of the strata. Two sets of stairs and an elevator provide access from the parkade to the first floor cannabis store. This is a high foot traffic area with a taxi zone and bus stop directly in front of the building on Lonsdale Avenue. There is a 15min. loading zone on Lonsdale Ave and a second loading zone to the rear of the building.



Floor Plan

Security

- We have a proven track record within the community in successfully operated a safe and secure liquor store for the past 30 years. We intend to implement similar safety practices within the cannabis store to ensure a continued safe working environment for our staff and patrons.
- All products will be on display yet securely enclosed and locked or tethered as per security regulations. All products will only be accessible by trained staff members.
- Outside traffic will be prohibited from seeing inside the store as the exterior glazing will be obscured. We will install a security system to monitor the store exterior, entry and interior.
- Data will be retained for periodic Municipal or Provincial inspections as per security regulations.



Business Model

- To create a brand that provides recreational cannabis products to our patrons in an inviting, contemporary and sustainable retail environment.
- To provide our patrons with a comfortable, safe and professional experience whether it's to purchase or learn about recreational cannabis products.
- To have 2 - 3 trained staff on site in addition to a manager who will ID patrons that appear under the age of 30.
- A commitment that all staff will be friendly, knowledgeable and have gone through the regulated security checks. They will be licensed with Serving It Right through the cannabis guidelines to meet the LCRB standards.
- Hours of operations will be as per the adjacent liquor store; 7 days a week 10am - 11pm.



Without Prejudice

January 13 2020

VIA EMAIL & HAND-DELIVERED.

Mr. David Johnson – Development Planner.

Re: Cannabis Application at 1433 Lonsdale Avenue.

1: City's 5 Visions Statements.

It is our opinion that a cannabis retail store in the heart of the City just meters away from so many essential resources contradicts the City's 5 vision statements.

The Mayor's 5 Visions & High Street Community: THE HEALTHIEST SMALL CITY IN THE WORLD.

- FRIENDLY
- SAFE
- CLEAN
- HEALTHY
- GROWTH

Central Lonsdale is home to our City Library, our City Hall, and our City Plaza and home to people from every walk of life. The City Plaza offers festivities such as community movie nights, music, craft sales and family events for all ages. It houses seniors, young professionals and families alike.

2: Location.

1433 Lonsdale Avenue, also known as Lonsdale Plaza, is a Stratified Business Complex which consists of businesses such as hair salons, accounting firms, legal services, travel agents, dentistry and critical illness health professionals in addition to housing a liquor store and a Pub. Allowing a Cannabis Retail Store in our complex within meters of all the amenities contradicts the City's vision.

The Proposed Application for the Cannabis Retail Store for #119-1433 Lonsdale Avenue is located inside our Strata complex.

3: Application.

The Cannabis Application Presented to CNV is Misleading and Lacks Merit. -

The Applicant, his sons and his pub manager feel they have the right to make decisions that serve only their own agenda, purpose, interest and benefit.

The CNV currently is aware of several infractions, such as illegal dumping, SWO, slip and fall case, performing work without permits, all of which are related to or caused by the Applicant.

Our Strata complex has deteriorated as a result of poor decisions, maintenance and repairs made by, controlled and left unfinished by the Applicant.

- The Applicant shows complete disregard to the security of businesses in the complex. He ignores the rise in illegal activities, after hour parties in the courtyard, smoking inside the courtyard, parking issues, illegal dumping, public urination and defecation, public drinking, and the attraction of panhandlers and addicts into our garage seemingly related to the pub and liquor store.

Approval of this Application will further compromise our complex and our businesses and only benefit the Applicant. Strata owners are handicapped by one owner and are at his mercy to protect their own properties as a result of misuse of his power.

- Approval of the Application will affect the safety and security of our investments.
- Costs of our repairs and maintenance will rise.
- Property values will drop.



- Access to the underground parking, common bathrooms, and courtyard that are already not being properly maintained will increase and bring more issues to our building and affect all the Owners investments.

All these issues would be caused by the approval of this Application and the Applicant. This would negatively impact the business growth, security, safety, parking problems, investment in, and enjoyment of our Strata.

Requirements the Approval and Operation of the Cannabis Retail Store Application.:

The proposed application of unit 119 at 1433 Lonsdale is within 100 meters and it is located directly opposite to the City Library, next to the Civic Plaza, and is not as per the Cannabis Application Guidelines.

Our complex has two points of access. One access to the building is directly from the back alley and the underground parking approximately 30 meters away from the City Library, City Hall and the City Fountain. The other from the front street level. Both points of entry are gated and on timers. The gates and timers are for safety and security reasons to protect our businesses, the underground parking and the building. The Cannabis store would compromise the safety and security of our complex and put the safety of our businesses at risk due to all day and late-night traffic, overnight parking and over-nighters in our building.

Approving a retail cannabis store in an enclosed business complex like ours, which is also home to a social house and beer/wine store is inviting CRIME, ILLEGAL ACTIVITY, UNSAFE ENVIRONMENT, VIOLENCE, DESTRUCTION TO PUBLIC PROPERTY and is in contradiction with the City's 5 visions.

We strongly oppose and object to this application as it will escalate and amplify the already long-standing problems in our complex and its' surroundings.

It will disconnect the community neighborhood which the City wants to call VIBRANT, LIVEABLE, CONNECTED, PROSPEROUS AND A CITY FOR THE PEOPLE.

This Application must therefore be denied from our Strata business complex at 1433 Lonsdale Avenue the same way as the proposed Lonsdale Cannabis at 315 Lonsdale Avenue was denied.

4: Applicant.

- Owns the Pub and the Liquor Store including (101,103,105,107,109,113,119,127,219).
- Has a history of litigations, currently has outstanding claims and open court cases.
- Compromises the safety and structure of our building by misusing his power as majority shareholder and also misuses his power with his sons sitting on and controlling the Strata Council.
- With his misuse of voting power, he out votes Strata projects for his own benefit.
- Shows no respect to any of the existing businesses in our Complex.
- Fails to follow the Strata Property Act and the Strata rules and Regulations.
- Performs unauthorized and unapproved work in our complex beneficial only to himself and his own businesses.
- **Is known to operate businesses under different Corporations and Holding companies.**
- **Is known to use Alias names.**
- **The Applicant is manipulating, misdirecting and misleading the CNV to receive Approval for the Cannabis Application.**

5: Parking.

1433 Lonsdale is compromised of Owners 24 hour reserved parking stalls and dedicated customer parking. The underground parking is allocated for combined use of all our customers and common businesses. It is not only for the exclusive use for the Jack Lonsdale Pub and Liquor Store, their Owners and Staff at any given time.

The Applicant continuously ignores other owners reserved parking stalls. He misuses parking stalls in the underground as well as street parking not designated for use by the Applicant.

- He has taken possession of the parking stalls 60 & 61, which are common property, for his own personal use and converted them into an unauthorized storage cooler for his pub/liquor store.
- Has failed to comply with the CNV Parking Bylaws by not returning parking stalls back to common property.

In Summary:

The potential economic and environmental impact on our community, our Strata complex, it's Owners and Businesses, and the neighbourhood as whole will be affected negatively with issues such as:

- The youths and minors have access and will be influenced to use cannabis and other substances.
- Security issues
- Vandalism
- Poverty levels and addiction will increase with accessibility of Cannabis right in the centre of the City.
- Deterioration to the local environment.
- Day to day operations will be affected by the smoke and odor from cannabis being used inside the complex and on the street.
- The access to a community that is safe, healthy and prosperous - will allow illegal activities and disconnect the community.
- The Applicant, their staff and their patrons will continue to allow and promote accessibility for alcohol and drug abuse in the Heart of the City called our Central Lonsdale neighborhood.
- Increased Illegal activity
- Decrease in property values.
- Increased insurance costs and increased insurance liability and deductibles
- Increased Strata Fees
- Increased Repairs & Maintenance
- Increased Hydro and Gas Cost
- Excess Water Usage and related Cost
- Garbage, Cardboard and Organics Cost
- Increased traffic only beneficial to the Applicant
- Existing problems in our underground parking will escalate.
- Health and sanitation concerns, unhealthy environment to our complex and bathrooms.
- Failure to abide by City Bylaws, Strata Bylaws, Strata Acts and Rules.
- Nuisance and lack of enjoyment of our investments is imminent as is the compromise and rapid deterioration of our property.

Closing:

Supporting or approving this application will only result in a breach of trust of what the City and the Mayor's 5 visions statements stands for.

THIS APPLICATION WILL NEGATIVELY IMPACT NOT ONLY THE ENTIRE STRATA COMPLEX AND BUSINESSES BUT ALSO OUR PATRONS THAT DO NOT USE OR SUPPORT CANNABIS USE AND WHO ARE EXPOSED TO SECOND HAND CANNABIS SMOKE WITHOUT THEIR CONSENT. OUR COMPLEX IS A SMOKE FREE ENVIRONMENT AND ALLOWING A CANNABIS RETAIL STORE WOULD BRING SERIOUS FUTURE CONSEQUENCES TO OUR COMPLEX.

This retail cannabis store application has failed on many counts and is incorrect, misleading and misinforming and should therefore not be approved to open in our Strata business complex at 1433 Lonsdale Avenue.

A CANNABIS RETAIL STORE DOES NOT BELONG IN OUR COMPLEX AT 1433 LONSDALE AVENUE.

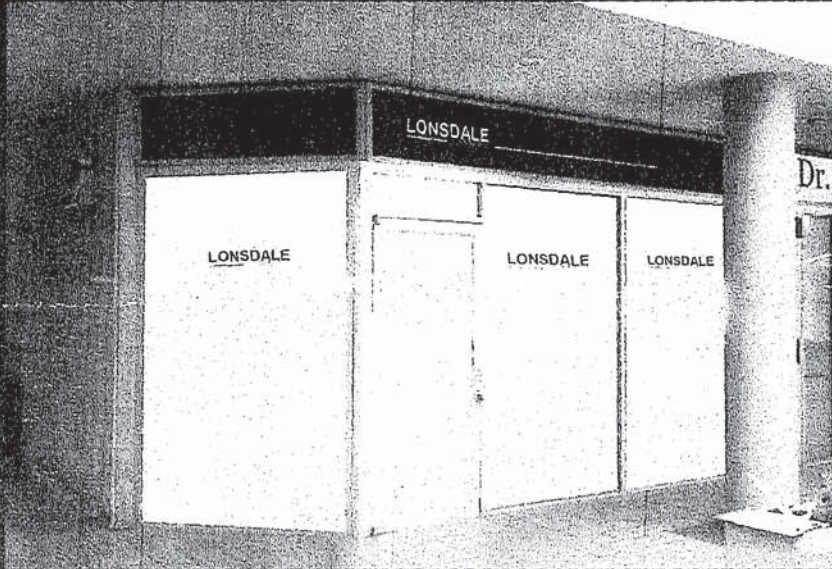
Pictures to be hand delivered

Sincerely,

Shaun Mitha

Shamsh Mitha

Members of 1433 Lonsdale Avenue Strata Complex



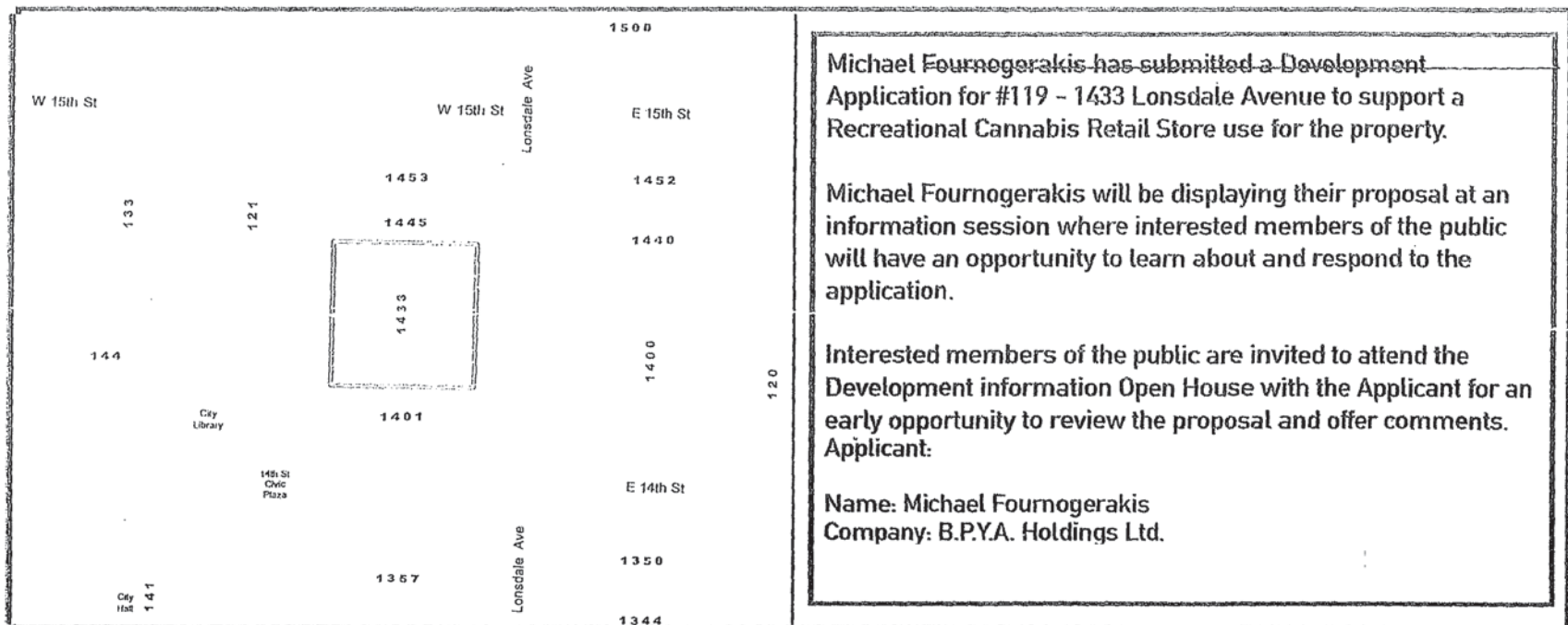
Development Information Open House

Early Public Input Opportunity
Rezoning Application
119-1433 Lonsdale Ave.

Date: Thursday, November 21st 2019
Time: 6:00 - 8:00 p.m.
Place: 115 Victory Ship Way

City of North Vancouver Contact
David Johnson, Development Planner
djohnson@cnv.org 604 990 4219

APPLICANT NAME WAS
CROSSED OUT PRIOR
RELIEF OF FLYER.



Michael Fournogerakis has submitted a Development Application for #119 - 1433 Lonsdale Avenue to support a Recreational Cannabis Retail Store use for the property.

Michael Fournogerakis will be displaying their proposal at an information session where interested members of the public will have an opportunity to learn about and respond to the application.

Interested members of the public are invited to attend the Development information Open House with the Applicant for an early opportunity to review the proposal and offer comments.
Applicant:

Name: Michael Fournogerakis
Company: B.P.Y.A. Holdings Ltd.

COUNCIL'S VISION AND PRIORITIES

A City for People

is welcoming, inclusive, safe, accessible and supports the health and well-being of all.

A Liveable City

leads the way in climate action and acts as a steward of the environment for future generations.

A Vibrant City

is where dynamic public spaces and places provide opportunities for connection and enable residents to engage with their community and celebrate their culture and history.

A Connected City

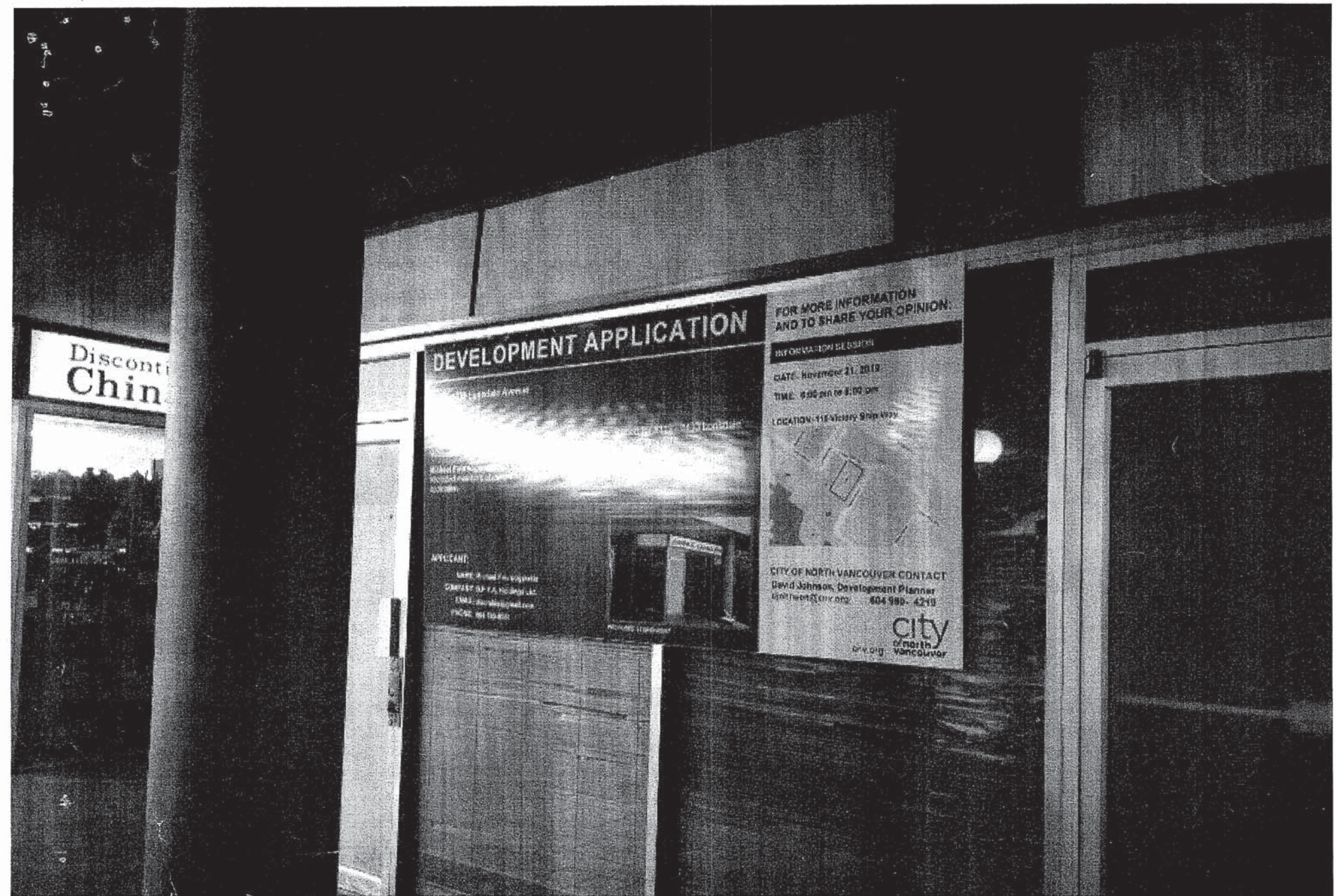
provides active and sustainable ways for people and goods to move to, from and within the City safely and efficiently.

A Prosperous City

supports a diverse economy by creating an environment where new and existing businesses can grow and thrive.

city
of north
vancouver

The Healthiest
Small City in the World



UNIT 119





INDICATES LOCATION OF: 1) BACK ALLEY ENTRANCE
2) ENTRANCE TO UNDERGROUND PARKING

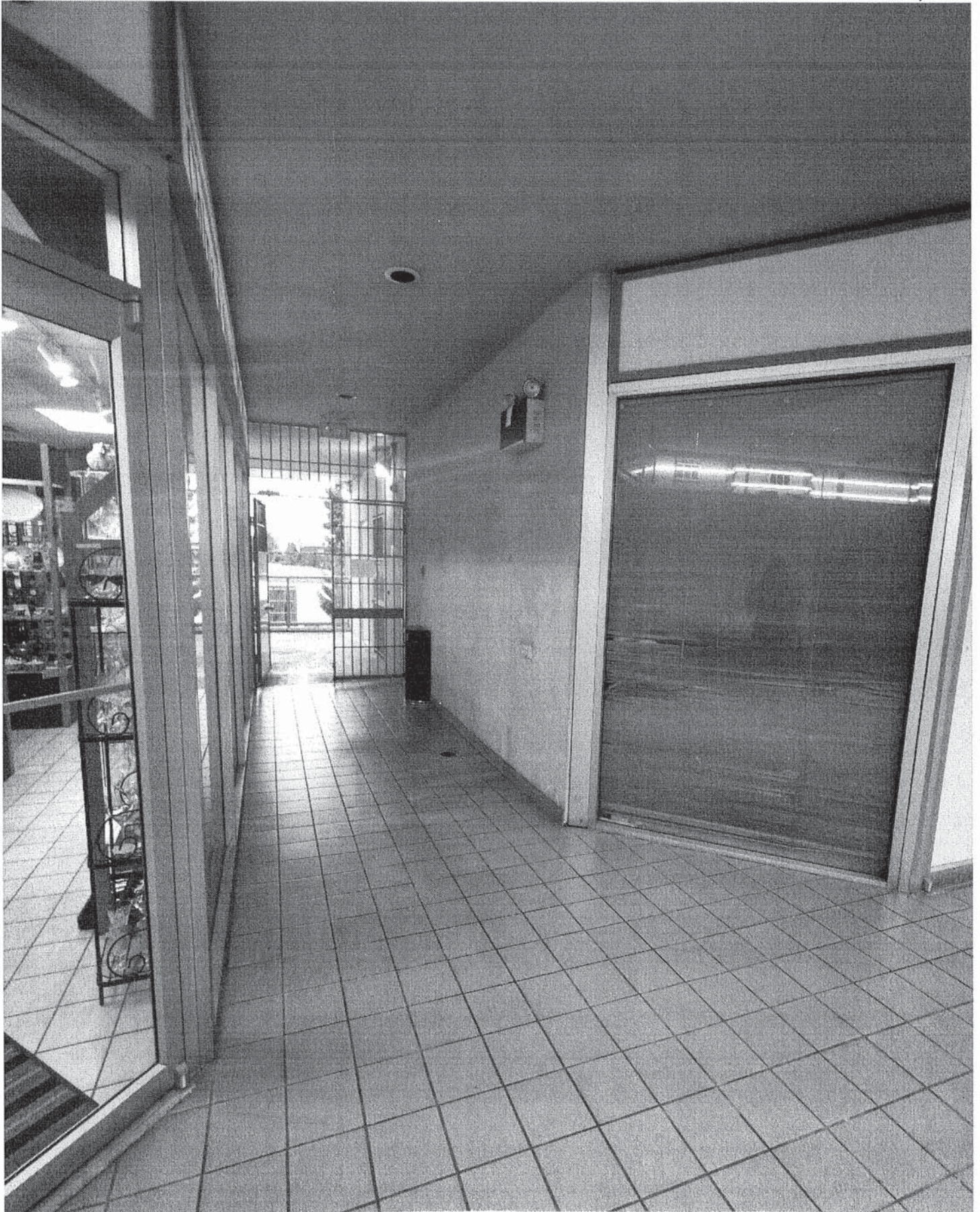
3) UNIT 119



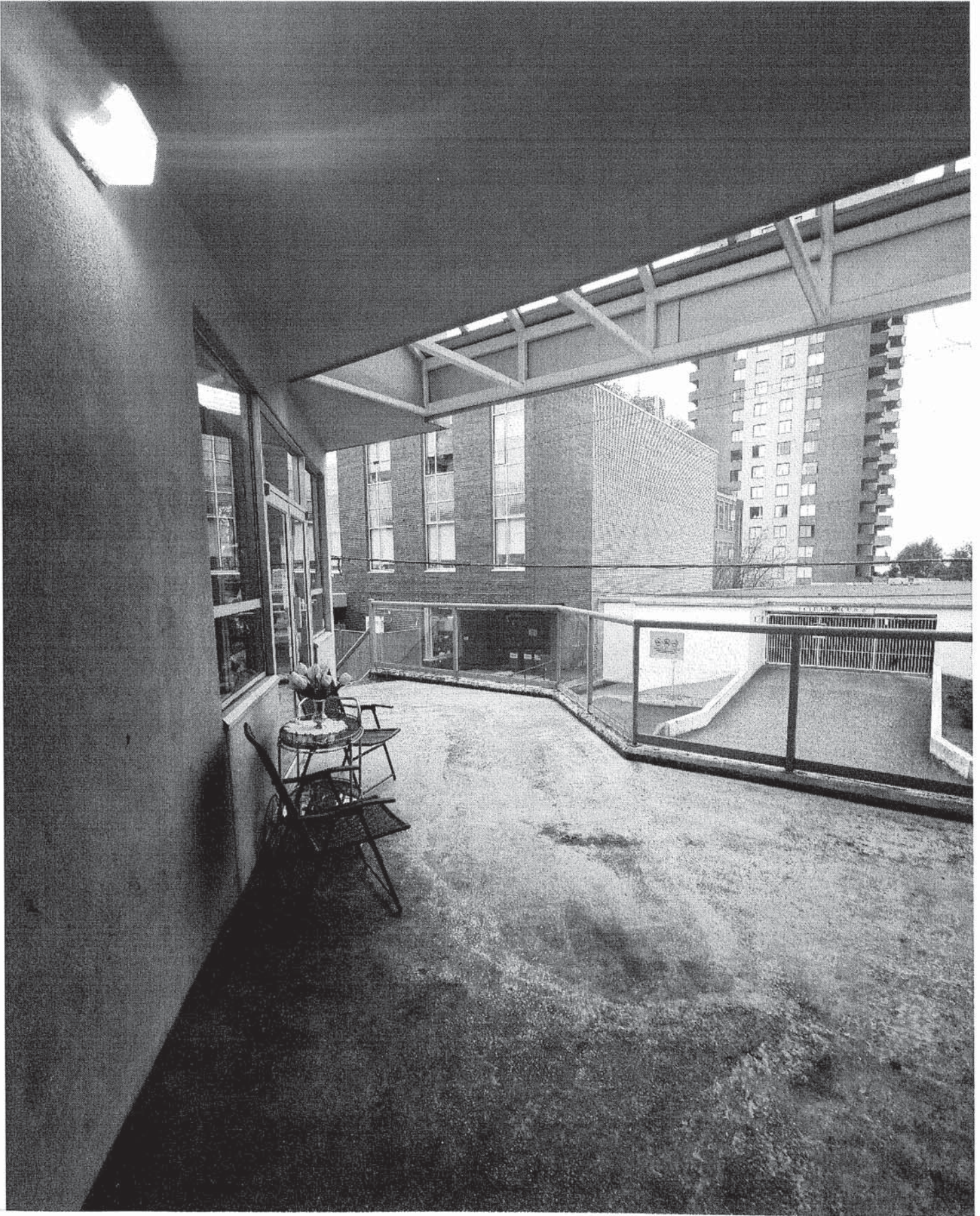
BACK ALLEY VIEW FROM THE LIBRARY

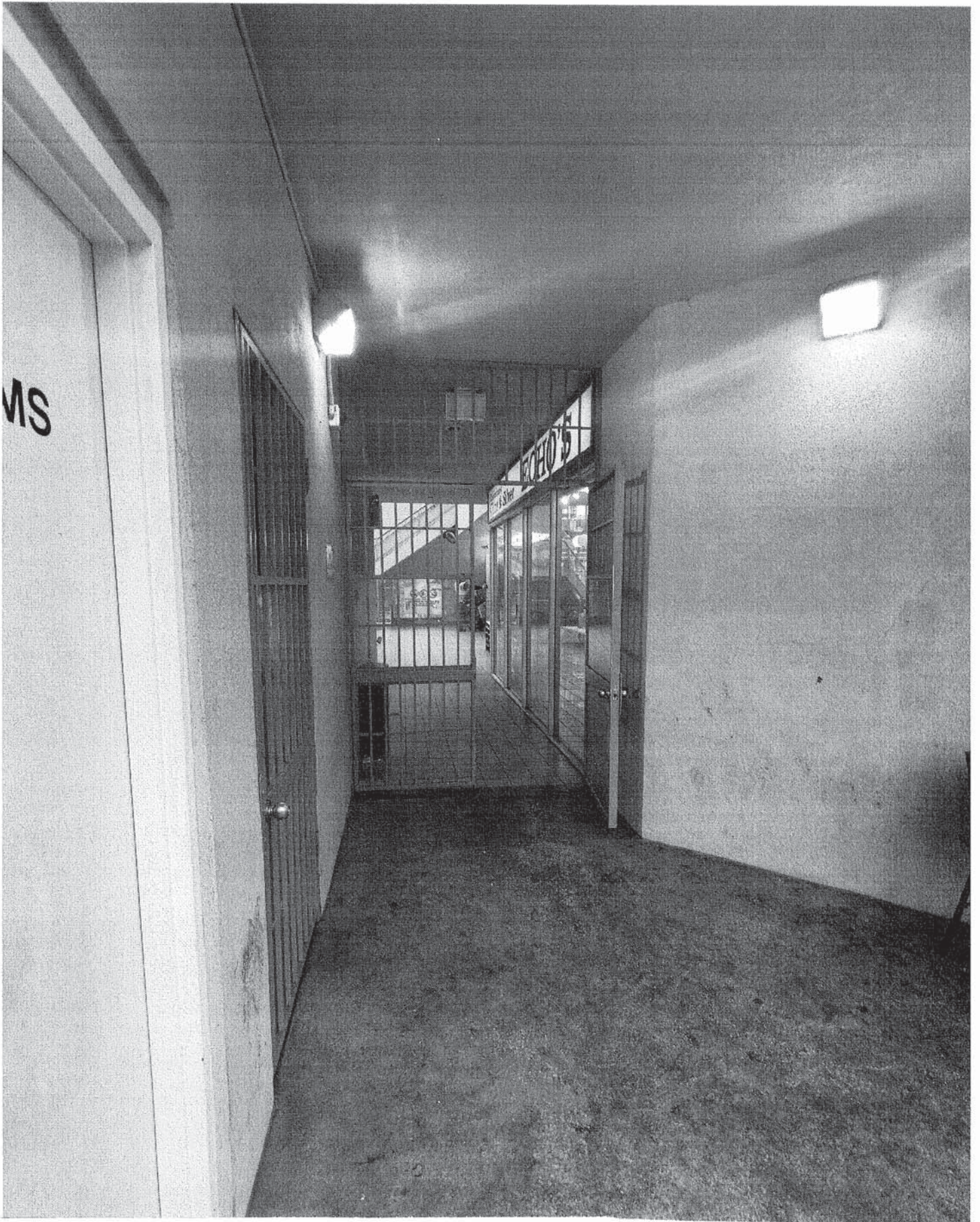


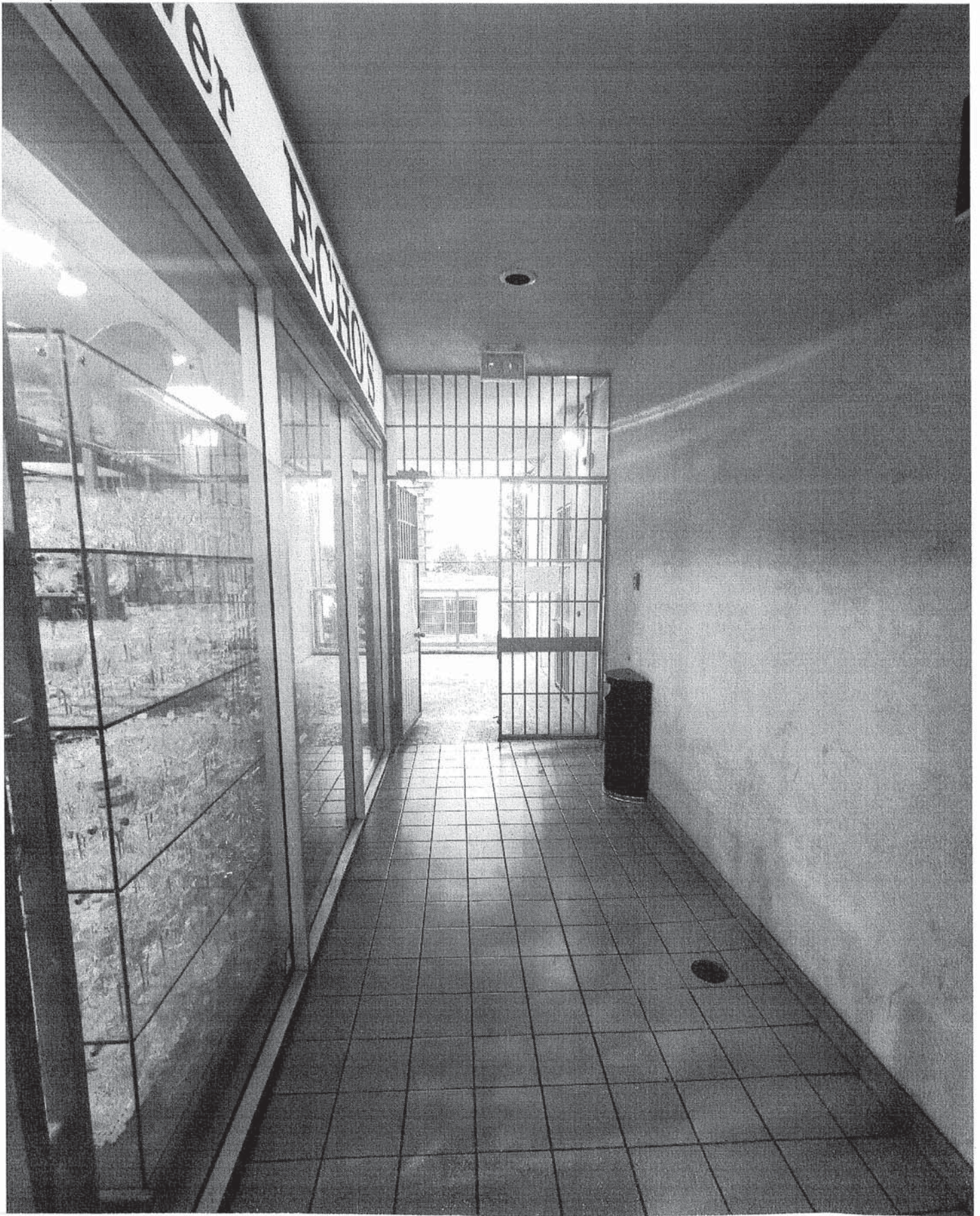
BACK ENTRANCE TO COMPLEX FROM BACK ALLEY



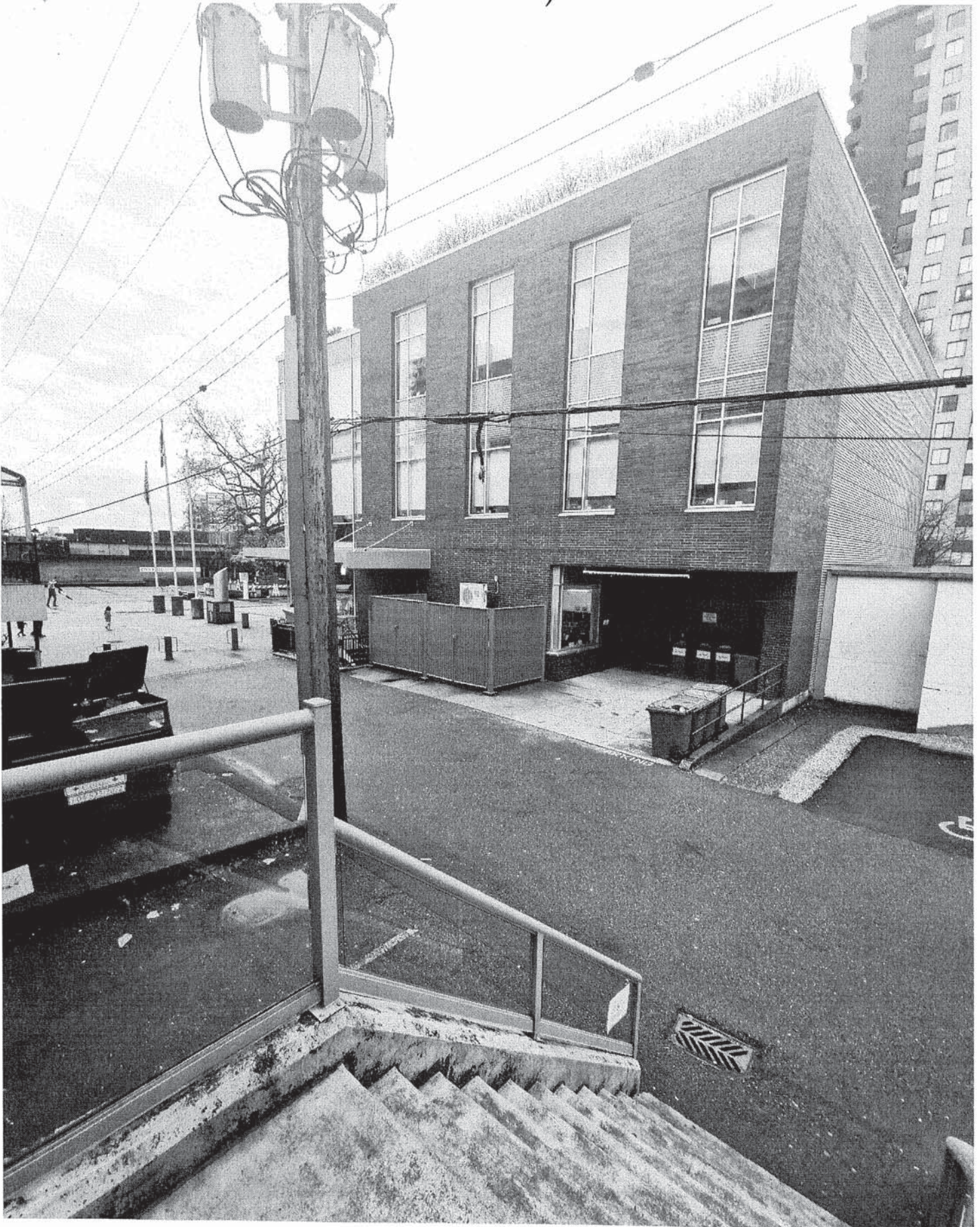
ENTRANCE
OUTSIDE UNIT #119 AND BACK ALLEY - METRES FROM CITY LIBRARY







BACK ENTRANCE STAIRS FACING THE CITY HALL, CITY LIBRARY AND THE CIVIC PLAZA

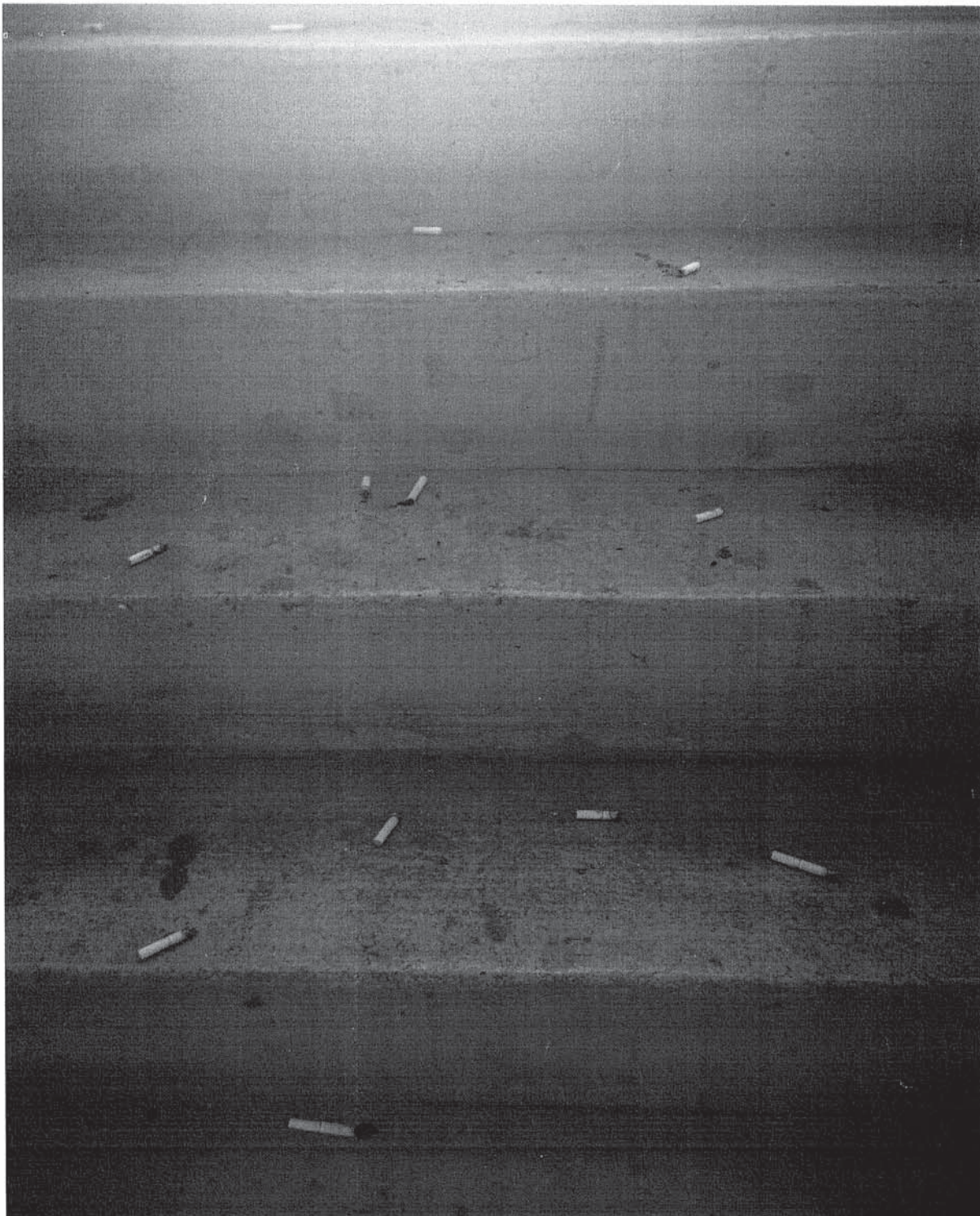


CIGARETTE BUTTS FROM AFTER HOURS PARTY IN THE COMPLEX



CIGARETTE ASHES FROM AFTER HOURS PARTY IN THE COMPLEX







CIGARETTE ASHES

CIGARETTE ASHES

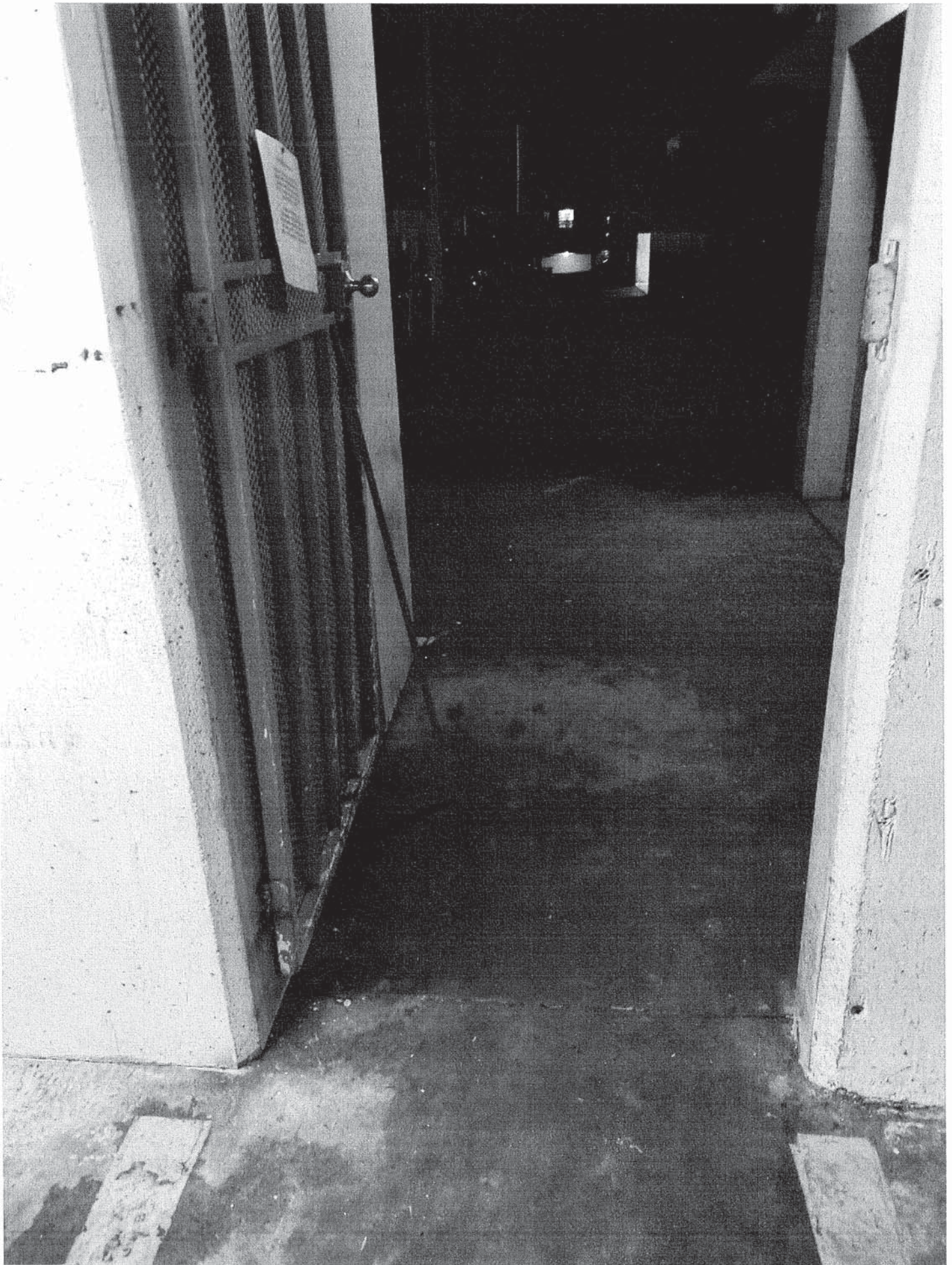




1/3

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BACK ENTRANCE TO UNDERGROUND PARKING JARRED OPEN FOR LATE
ENTRIES TO UNDERGROUND PARKING AND COMPLEX



2/3

* sees notes on 1/3

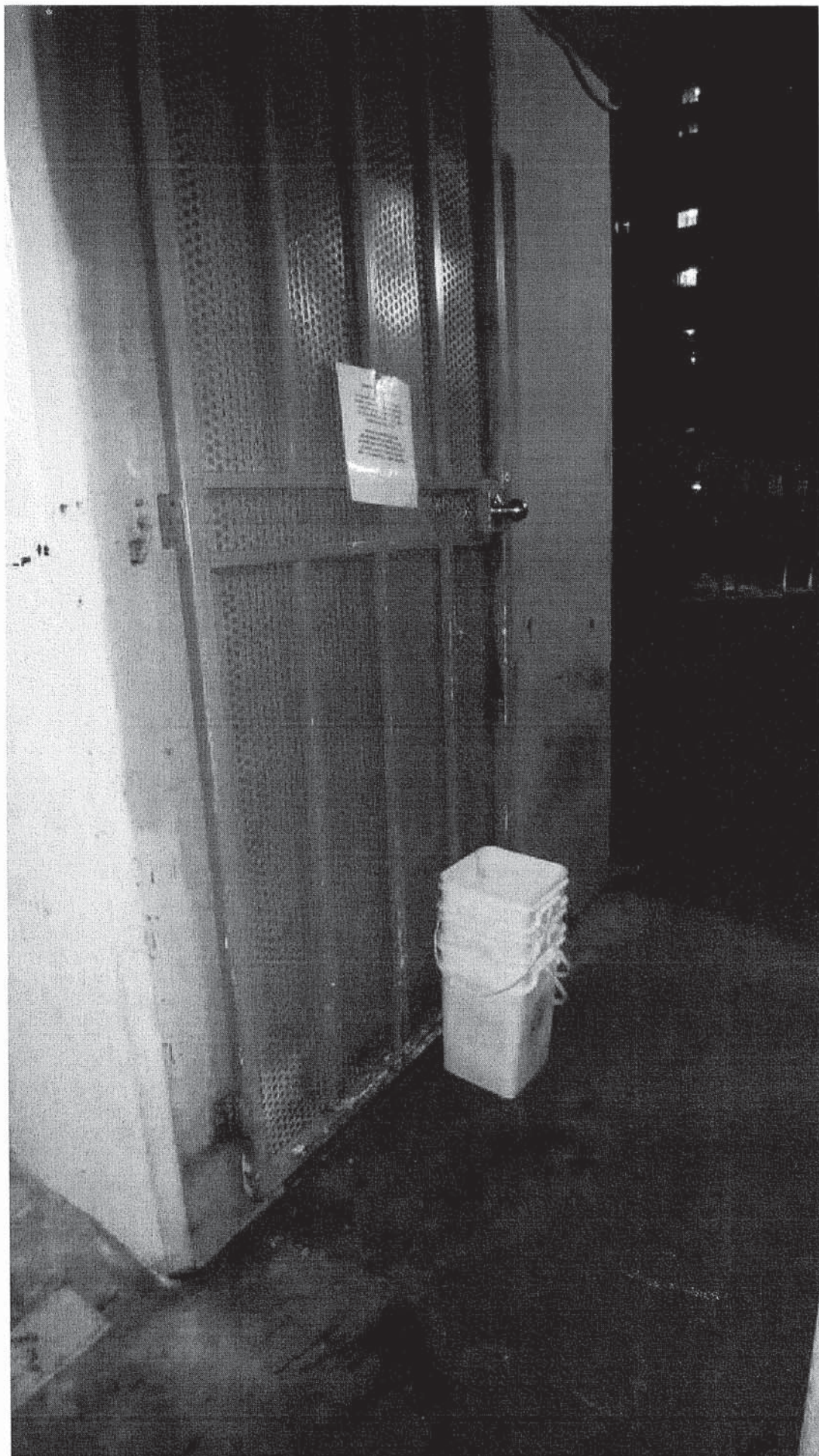


PLEASE, DO NOT UNDER ANY
CIRCUMSTANCES DISPOSE OF
YOUR PAPER WASTE IN THE
RECYCLING BIN - IT LIVES
IN THE COMPACTOR!!

PAPER WASTE MAY BE
DISPOSED OF IN THE PAPER
WASTE BIN OUTSIDE THIS EXIT
TO THE LEFT. LARGE GREEN
BIN. IF IN DOUBT - ASK MARTIN

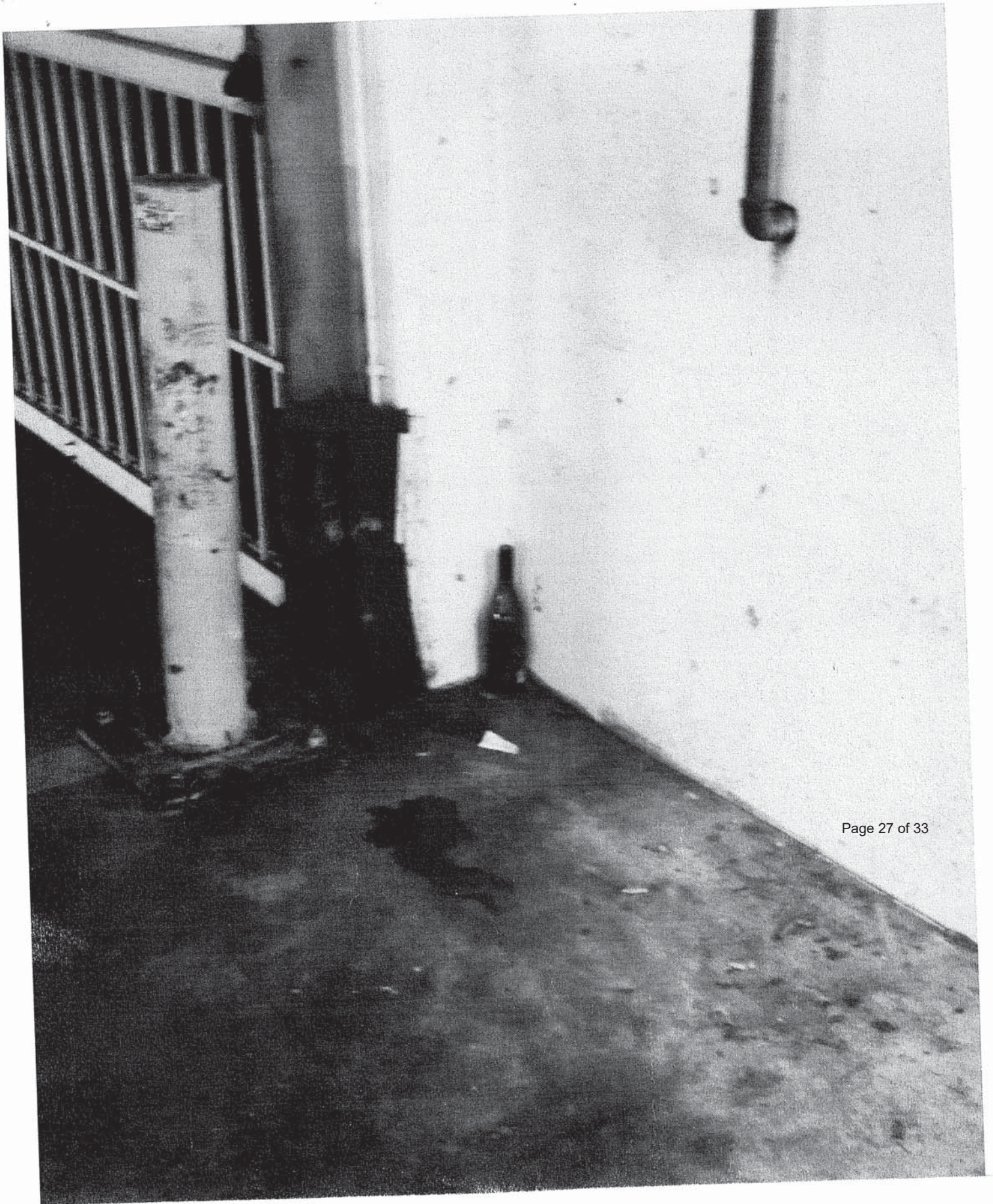
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* see notes on 1/3

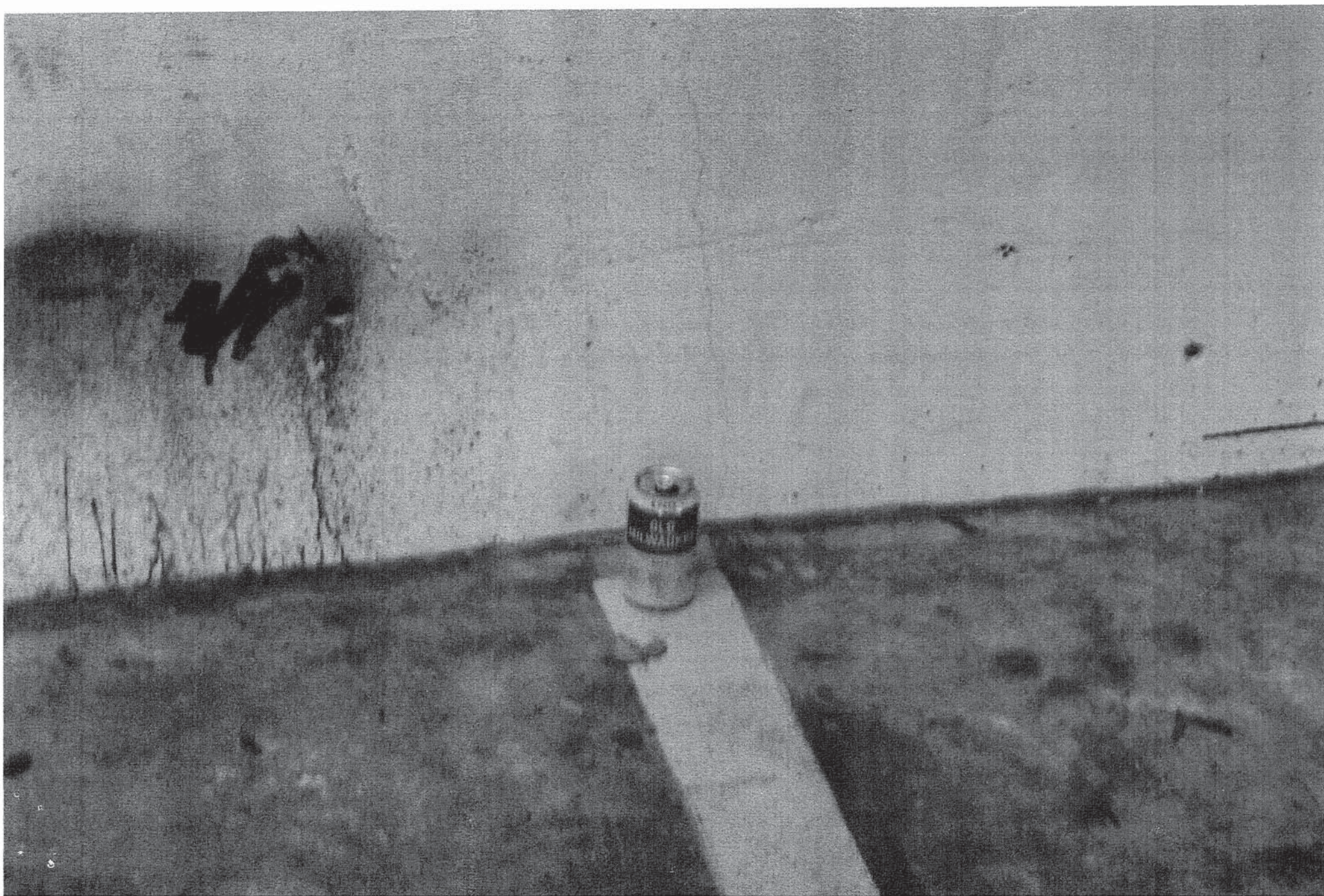


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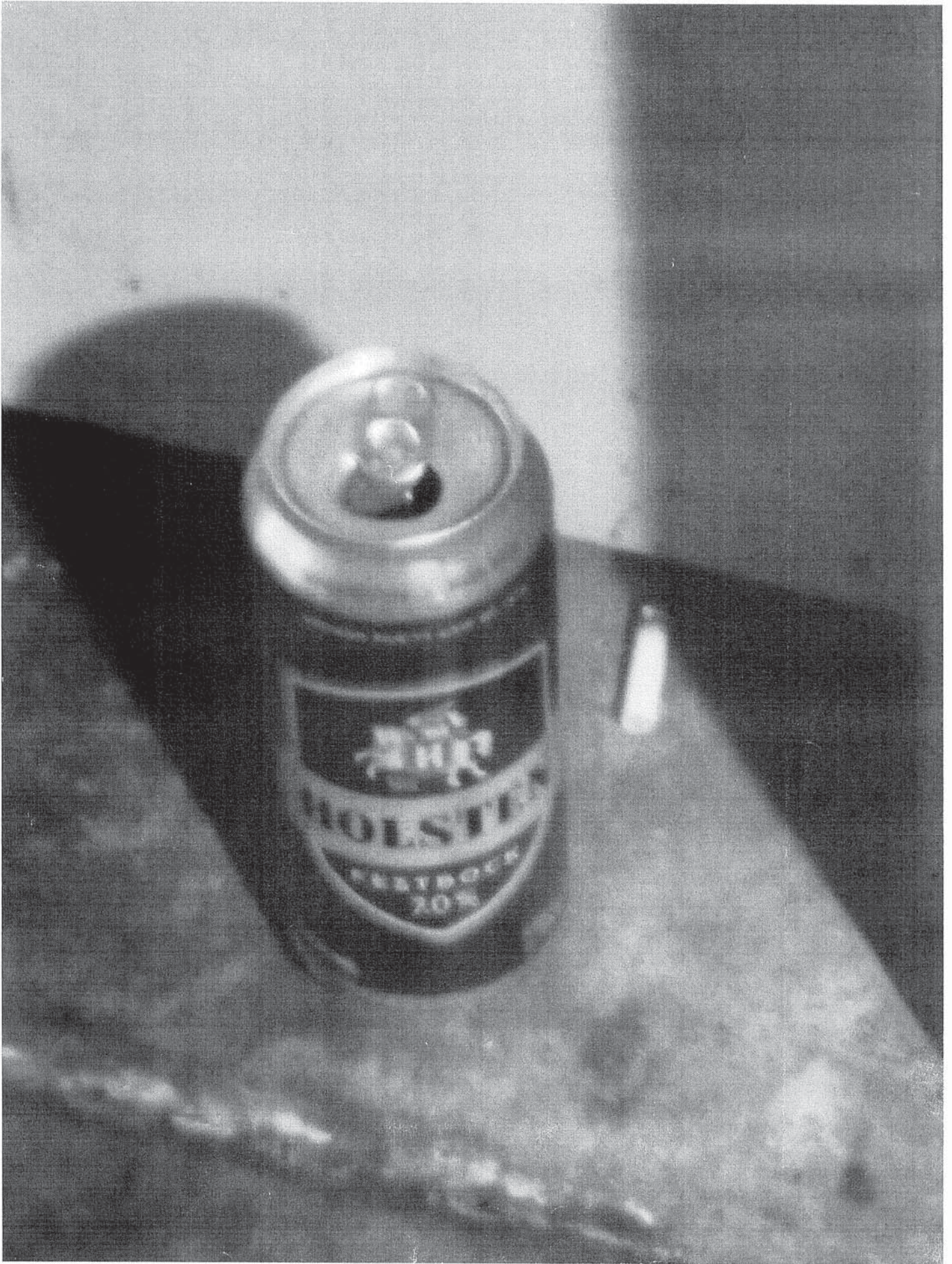


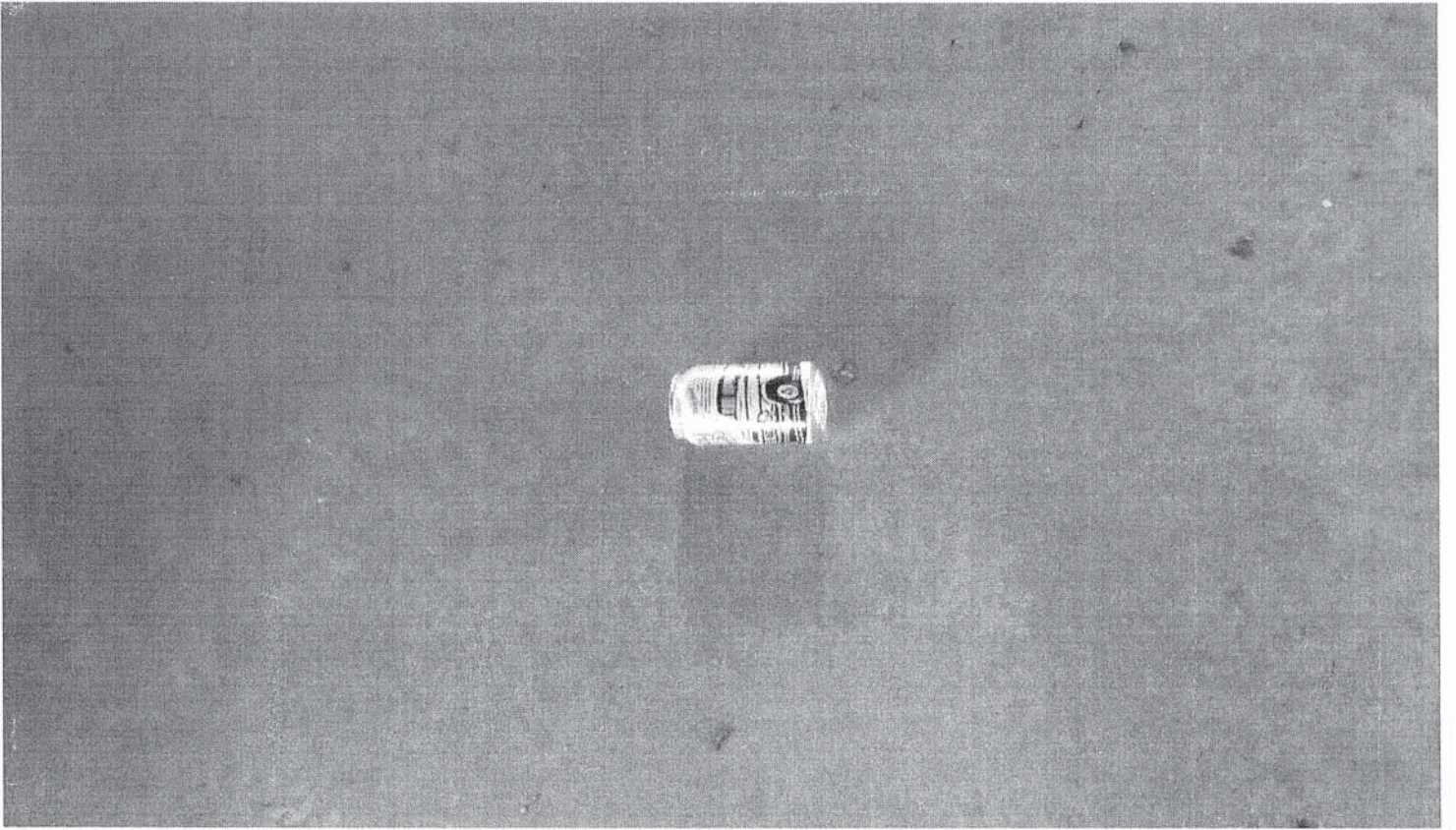


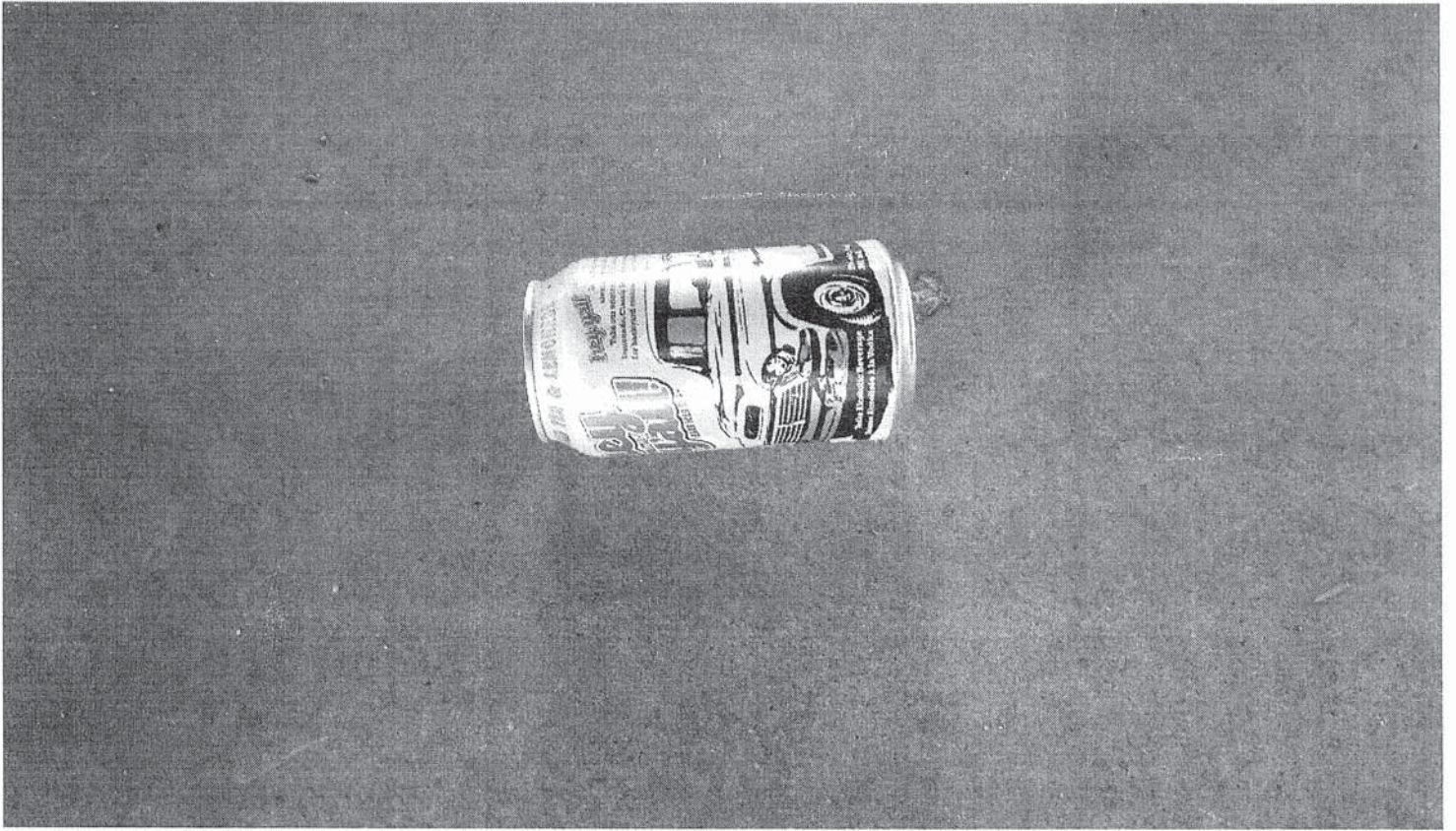












Subject: FW: Cannabis Application @ 1433 Lonsdale Avenue

From: Hatz Hair Studio < >

Sent: February-09-20 11:53 PM

To: David Johnson <djohnson@cnv.org>; Hatz Hair Studio < >

Subject: Re: Cannabis Application @ 1433 Lonsdale Avenue

HIGH PRIORITY - VIA EMAIL - WITHOUT PREJUDICE.

February 9, 2020.

My name is Shaun Mitha.

I have been in business for 38 years in Central Lonsdale. I own a business in the complex for over 20 years known as Lonsdale Court Plaza at 1433 Lonsdale Avenue.

1433 Lonsdale Avenue is privately owned Strata Business Complex.

Upon further study of the Application, it has come to light, approving a retail Cannabis store in our business complex would have substantial consequences present and future to all the business owners as a whole. It is imperative the City of North Vancouver and the City Council is aware of the statements provided by the Applicant are false and misleading.

There is a total of 61 parking stalls but they are not for sole use for the Applicant. There are stalls allocated for unit owners as 24 hours reserved parking and also visitor parking allocated for the patrons visiting in the entire complex.

The Applicant only has available 13 stalls in total. The Applicant has falsely declared and indicated on the Application regarding the total parking stalls available for his use.

We also draw to your attention that one of the Public House written comments confirm that the Applicant is experienced ownership selling controlled substances. ***Please see Page 168/264 Agenda Pack February 10 2020.**

We also draw to your attention that one of the Public House written comments confirm that the Applicant is negligent to the requests and concerns of Unit Owners in the Complex *** Please see Page 172/264 Agenda Pack February 10 2020.**

The Cannabis Application contradicts Mayor's Visions of the City, being friendly, safe, clean, healthy and growth.

It will have a detrimental effect on my business and other businesses in the complex where the store is proposed to be.

It would affect the security of the building as it would require currently locked entries to be open after normal business hours.

It will further contribute to existing problems already occurring in the complex such as Illegal activities, homeless overnights, public urination, defecation, littering, misuse of the parking, after hours parties, excessive smoking and substance abuse.

It would be within the 30 m vicinity of Public Amenities and not 100 m radius and does not comply with the cannabis application guidelines.

The Applicant does not follow strata or city bylaws and currently has infractions with the health department for pest, sanitation complaints and is involved with ongoing lawsuits, illegal dumping, working without permits and working after hours.

Complex already suffering deterioration resulting from poor decisions, maintenance and repairs made by, controlled and left unfinished by the Applicant – damages to common property, leaking roof holes in ceilings, damaged tiles, failed roof and roof hatch.

Application approved by a bias Strata Council comprised of his sons who act as President and Vice President. Conflict of interest.

Cannabis smoke in our complex infringes on rights of complex businesses, their employees and patrons due to second hand smoke and foul odor.

Everyone other than the Applicant in the Complex will suffer hardship and loss of value to property, increased insurance costs, strata fees, repairs, maintenance, etc. for whole complex. **The Applicant who is the only one who will benefit.**

Complex is a privately owned Strata Business Complex and approval of a cannabis retail store would have a detrimental effect not only to one owner but the entire complex, its businesses, their respective employees and patrons including our Strata parking.

A CANNABIS RETAIL STORE DOES NOT BELONG IN OUR PRIVATELY OWNED BUSINESS COMPLEX AT 1433 LONSDALE AVENUE.

Respectfully, I highly recommend this information be passed to the City Council for strict consideration prior to approving Cannabis Retail store in our Strata Business Complex. I also wish to inform you due to unforeseen circumstances I will not be able to attend tomorrow's Council Meeting to be held. If you require further information please do not hesitate to contact me via email.

Thank you

Sincerely

Shaun Mitha

Owner, Hatz Hair Studio

1433 Lonsdale Strata Business Complex

From: M M <>
Sent: February-14-20 1:01 PM
To: Submissions
Subject: 1433 Lonsdale Cannabis retail store

I'm writing on behalf of myself and my elderly mother. We heard about the proposed location for another Cannabis store and were immediately concerned. We live in a building very close to that location , 108 E 14th. Our deck faces Lonsdale and will be very near this store. Ms. Newman is elderly with COPD. Smoke of any kind is problematic for her. As well I have a reaction to pot and cigarette smoke. A premise such as this will promote a behaviour which is counter to both of our health situations. Additionally , we walk past this location almost daily and are loathe to have to pass people ingesting , consuming or smoking this product. We strongly oppose this premise. An alternative would be a business area with out housing nearby.

Thank you
Mike Matheson and Anne Newman
108 East 14th Street



NOTICE OF PUBLIC HEARING

WHO: Mike Fournogerakis
WHAT: Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747
WHERE: 1433 Lonsdale Avenue
WHEN: Monday, February 24, 2020 at 7:00 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw, 2020, No. 8747
to amend Comprehensive Development 124 (CD-124) Zone to add the use of Cannabis Sales as a permitted principal use to allow a Cannabis Retail Store on the property.

All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent to the City Clerk, at input@cnv.org, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, February 24, 2020, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.



The proposed Zoning Amendment Bylaw and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from February 14, 2020, and online at cnv.org/PublicHearings.

Please direct any inquiries to **David Johnson**, Planner, at djohnson@cnv.org or **604-990-4219**.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG



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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8747

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as **“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8747” (Mike Fournogerakis / B.P.Y.A. 1163 Holdings Ltd., 1433 Lonsdale Avenue, CD-124 Text Amendment)**.
2. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. In the CD-124 Zone, adding (m) to section (1) as follows:
 - (m) Maximum of one Cannabis Sales Retail Store;

READ a first time on the 10th day of February, 2020.

READ a second time on the 10th day of February, 2020.

READ a third time on the <> day of <>, 2020.




ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK

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 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 1520 LONSDALE AVENUE (CANNABIS BOUTIQUE / 1015991 BC LTD.)

Date: February 3, 2020 File No: 08-3400-20-0012/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020, entitled "Rezoning Application: 1520 Lonsdale Avenue (Cannabis Boutique / 1015991 BC Ltd.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748" (Cannabis Boutique / 1015991 BC Ltd., 150 Lonsdale Avenue, CD-723) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867900](#))
2. Submitted Drawings (doc#[1842125](#))
3. Community Impact Statement and Security Plan (doc#[1842123](#))
4. Recreational Cannabis Retail Policy (doc#[1774193](#))
5. Public Consultation Summary for 1520 Lonsdale Avenue (doc#[1852953](#))
6. Zoning Text Amendment Bylaw No. 8748 (doc#[1853326](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 1520 Lonsdale Avenue.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #4). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver School District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for one of two rezoning applications in the Central Lonsdale area that were next on the list to make a rezoning application.

DISCUSSION

Project Description

The building on the subject site currently has a general retail store and Post Office. The floor plan shows that the proposed store would take up the entire floor space of the building and identifies locations for displays and back area offices (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement and their Security Plan (Attachment #3), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 1520 Lonsdale Avenue is along the east side of the street, between 15th Street to the south and 16th Street to the north (Attachment #1).

The area has a mixture of commercial buildings on both sides of the street, with a variety of current mixed use and residential buildings further to the east and west of Lonsdale Avenue.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed Use Level 4B which supports a mix of higher-density multi-family and commercial uses to strengthen the core of the city and generate employment opportunities.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store. By limiting views into the store and also to the street, this measure is not in keeping with the goal objectives of the OCP that promote an active and pedestrian-friendly character.

The proposed store is located along the Lonsdale Avenue street front, but instead of placing the screening material up against the window surface, the applicant has proposed a screening system that is set back from the face of the window, allowing some depth to the face of the store and giving it a softer appearance.

The building placed on the subject site is a narrow-shaped single storey commercial building that was built in the late 1940s, and is not being redeveloped at this time. The only modification to the building being proposed would be a Tenant Improvement that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application does conform to the criteria provided within the policy (Attachment #4). The subject site is in the allowable land use designation as identified in the OCP, it is outside of the 100 metre sensitive use radii of Queen Mary Elementary School and the North Vancouver School District Office, and it is one of two applications for the Central Lonsdale Area.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8748 (Attachment #6) would allow the Cannabis Sales use to exist in this location. The current Zone of Central Lonsdale Mixed Use A (C-1A) permits retail stores.

The size of the proposed store would require the applicant to supply at least three parking stalls on the property. As the building covers most of the site, there is no room for any off-street parking stalls on the property. Given the building has operated since the late 1940's with this arrangement, a variance to waive off-street parking is included in Zoning Amendment Bylaw No. 8748.

COMMUNITY CONSULTATION

An Open House was held on November 21, 2019 for members of the general public to learn about and make comment on the proposal. From the 25 people who signed in for the event, staff received five written comments relating to this application (Attachment #5).

Of the comments received, most supported the proposal stating they appreciated the proposed store front and the efforts being made toward education of recreational cannabis. Lack of off-street parking was raised in the one opposition submission to the proposal.

CONCLUSION

This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

The proposed location of the store supports the commercial orientation the Lonsdale Avenue corridor. Should the application be approved, staff will work with the applicant on finalizing the store front design.

RESPECTFULLY SUBMITTED:


David Johnson
Development Planner





ADJACENT BUSINESSES 100m RADIUS

Scale: 1:1500

DARCHGROUP
architects and technologists

Diamond Group Architecture Inc.
Suite 410 - 119 W Pender Street
Vancouver BC V6B 1S5
604-734-2004 info@darchgroup.com

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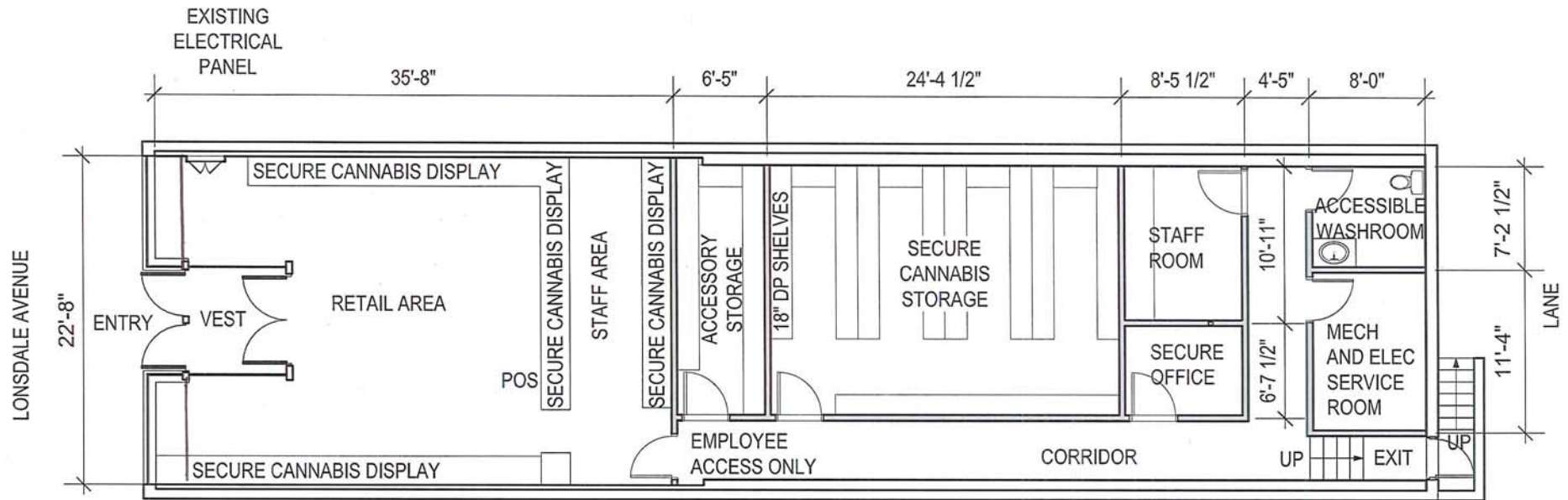
This Architectural Sketch (ASK) is to be read in conjunction with all documents prepared by the Architect for the Project identified herein. Latest-dated documents shall supersede previous-dated documents. The Contractor is responsible to notify the Architect of any effect on Contract Time or Costs before acting upon the instructions herein.

18072 JOB NUMBER
1520 LONSDALE AVENUE, NORTH VANCOUVER, BC JOB ADDRESS

ADJACENCIES ASK TITLE

2018-11-06 ASK DATE

A-003



MAIN FLOOR PLAN

Scale: 3/32" = 1'-0"

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604-734-2004 info@darchgroup.com

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18072 JOB NUMBER
1520 LONSDALE AVENUE, NORTH VANCOUVER, BC JOB ADDRESS

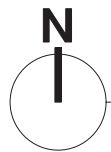
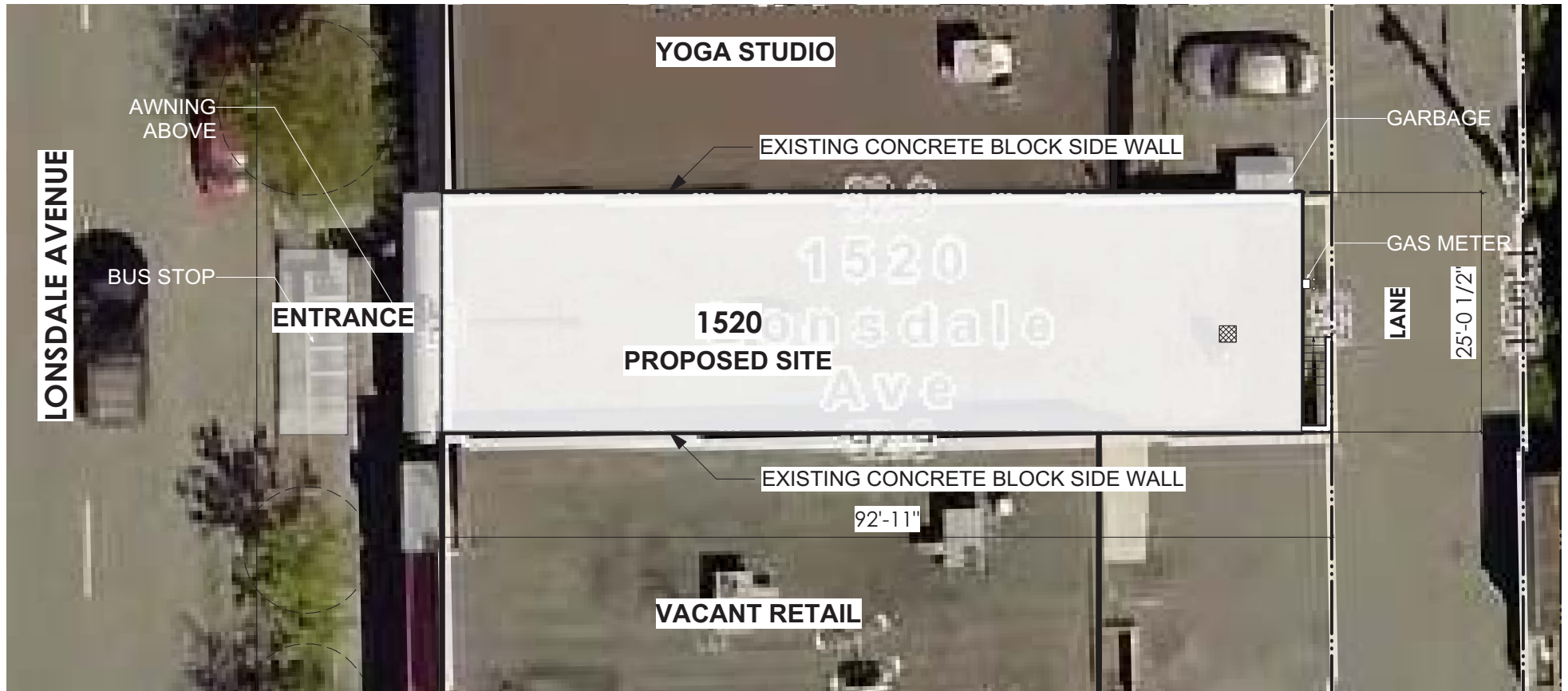
FLOOR PLAN ASK TITLE

2018-11-06 ASK DATE

A-001

THE *Boutique*





SITE PLAN

Scale: 1/16" = 1'-0"

DARCHGROUP
architects and technologists

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Suite 410 - 119 W Pender Street
Vancouver BC V6B 1S5
604-734-2004 info@darchgroup.com

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18072	JOB NUMBER
1520 LONSDALE AVENUE, NORTH VANCOUVER, BC	JOB ADDRESS
SITE PLAN	ASK TITLE
2018-11-06	ASK DATE

A-000

CORPORATE SOCIAL RESPONSIBILITY

Our Principal owners have been living in the City for over five decades and would like to see The Boutique offer registered charities in the City a donation to help their work with 1.5% of its EBITDA. Along with giving back to heritage funds, art associations and non-profits of North Vancouver.

The Boutique will work to within the Cannabis Act to provide education and community support to the City of North Vancouver. We will look to become a member of the North Vancouver Business Improvement Association (NWBIA), the North Shore Chambers of Commerce and will work to create a unified standard for cannabis retail in North Vancouver. As members of the business community the Boutique will help uphold the best standards in business practice. This includes ensuring Provincial smoking laws are upheld around the store, and noise levels are respectful within business hours.

ECONOMIC IMPACT

The Boutique expects to contribute towards the 1.1 ratio of job to resident labour force as it will be hiring 6 to 8 full and part time staff for its operation. The Boutique is expected to do well as the median age for the City of North Vancouver is 41.2 which has a more favourable attitude towards cannabis.

While the Cannabis legal framework in Canada far surpasses that of select U.S States, there are many indicators highlighting the positive economic impact that has come from the regulated cannabis retail industry south of the border. One year after legalization in Colorado, legal cannabis sales resulted in nearly \$40 million in tax revenue. In Denver, the Colorado Department of Transportation saw a Statewide decrease in traffic fatalities [attributed perhaps to educating the users on safe use of cannabis]. Legalization of cannabis allowed close to \$8 million allocated to fund youth education and drug prevention efforts. The State also saw economic growth and the lowest unemployment rate in years.

As for cannabis retailers in municipalities, Colorado municipalities found a 6% increase in housing values. With Central Lonsdale continuing to become a thriving and developing neighbourhood this is a positive addition to the community's offering. Although cannabis can contribute and elevate economics and tax revenue, excise taxes and additional taxes can also lead to negative impacts on municipality communities. It is up to the municipality to have responsible initiative to lead by example, for its residents and community to follow.

The Boutique intends to work alongside the municipality to achieve and uphold the best standards in business operations, and making sure that the store adapts to the progression of the Lonsdale community.

CONCLUSION

Mr and Mrs. Nieken are venturing into this new retail environment knowing that they can present an attractive, legal venue for the sale of cannabis that the local consumers are seeking to obtain.

The Niekens believe that this retail store in the City will be successful as they have selected the best location that offers ease of access for the consumers, great visibility from an attractive shop, the best cannabis products available, offered for sale by a well-trained, well-educated staff.

They believe that they will be responsible business owners who can set an example that up-and-coming Cannabis retail operators would be pleased to imitate.



City of North Vancouver

COUNCIL POLICY

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

POLICY

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
 - a. Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - b. Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - c. Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

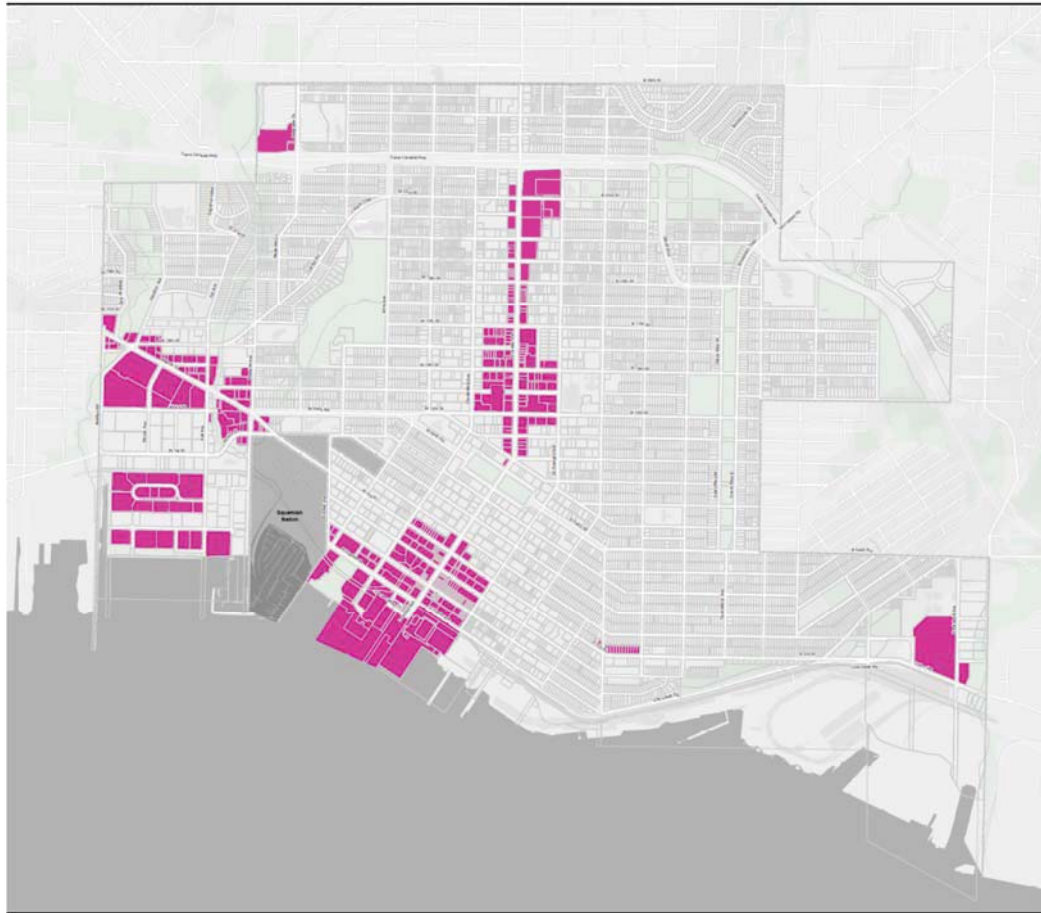
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

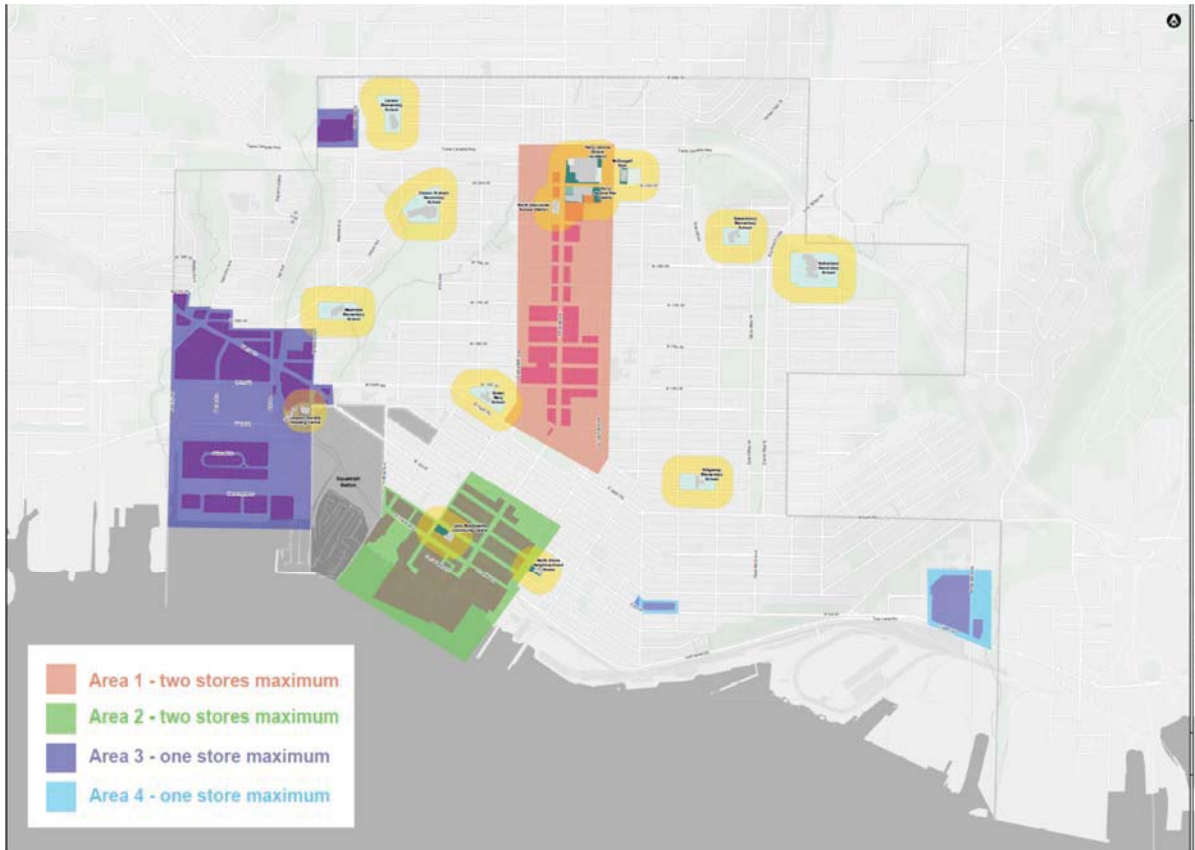
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy**Policy Number: 7**

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

1520 Lonsdale Avenue

Public Open House

Please Note: Should you provide your name and address, this form will become part of the staff report to City Council on this proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address. Your comments will be taken into consideration by City staff in its review of the application; however it will not be viewed by City Council or the public.

November 21, 2019 6:00 pm to 8:00 pm

Name: Anita Lo	
Address: 221 Esplanade West, Unit 310, North Vancouver, BC	
1. Do you support the proposed project?	Yes.
2. What do you like most about the proposed project?	Education in the area of North Vancouver for the benefits of Cannabis to those in need
3. Do you have any concerns about the proposed project?	No.
4. What would you suggest to improve or enhance the proposed project?	N/A
5. Please provide any additional comments. (use back of page if necessary)	N/A

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Jakobus Nieken

City of North Vancouver: David Johnson

Telephone: 604 358-7269

Telephone: 604 990 4219

E-Mail: jacknieken@gmail.com

E-Mail: djohnson@cnv.org

1520 Lonsdale Avenue

Public Open House

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November 21, 2019 6:00 pm to 8:00 pm

Name: Aida Reed	
Address: #506-199 Victory Ship Way, N.V.	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	The owners/representatives. stop 😊
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	N/A
5. Please provide any additional comments. (use back of page if necessary)	N/A

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Jakobus Nieken

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November 21, 2019 6:00 pm to 8:00 pm

Name: Philip Ramsay	
Address: 207 W. Heather Rd. N. Van BC V7M1L7	
1. Do you support the proposed project?	Yes, I am disappointed that there are no local stores + ordering online illegally as a solution seems wrong.
2. What do you like most about the proposed project?	The front facade is a creative solution to the opaque window dilemma.
3. Do you have any concerns about the proposed project?	No.
4. What would you suggest to improve or enhance the proposed project?	Allow for sales signs and interactive displays outside which could educate the public.
5. Please provide any additional comments. (use back of page if necessary)	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Jackobus Nieken

City of North Vancouver: David Johnson

Telephone: 604 358-7269

Telephone: 604 990 4219

E-Mail: jacknieken@gmail.com

E-Mail: djohnson@cnv.org

1520 Lonsdale Avenue

Public Open House

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November 21, 2019 6:00 pm to 8:00 pm

Name: JULIA CARDIFF	
Address: 2141 GRAND BLVD	
1. Do you support the proposed project?	YES
2. What do you like most about the proposed project?	CLEAN STORE FRONT EDUCATION MANDATE
3. Do you have any concerns about the proposed project?	NO
4. What would you suggest to improve or enhance the proposed project?	NA
5. Please provide any additional comments. (use back of page if necessary)	I WAS CONCERNED ABOUT PARKING BUT REALIZE IT WILL MOST LIKELY BE LESS THAN THE PACKAGE PICK UP @ CANADA POST

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Jakobus Nieken
City of North Vancouver: David Johnson

Telephone: 604 358-7269
Telephone: 604 990 4219

E-Mail: jacknieken@gmail.com
E-Mail: djohnson@cnv.org

1520 Lonsdale Avenue

Public Open House

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November 21, 2019

6:00 pm to 8:00 pm

Name: <i>P Chapman</i>	
Address:	
1. Do you support the proposed project?	<i>No. of the 3 applications this is my best favourite.</i>
2. What do you like most about the proposed project?	<i>The frontage is cleaned up</i>
3. Do you have any concerns about the proposed project?	<i>No parking in a high traffic area. If only 6 stores are permitted in the City (and Lonsdale serves more than just the City)</i>
4. What would you suggest to improve or enhance the proposed project?	<i>then convenient parking is critical</i>
5. Please provide any additional comments. (use back of page if necessary)	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Jacobus Nieken

City of North Vancouver: David Johnson

Telephone: 604 358-7269

Telephone: 604 990 4219

E-Mail: jacknieken@gmail.com

E-Mail: djohnson@cnv.org

1520 Lonsdale Avenue (Bylaw 8748)

- OCP designation of Mixed-Use Level 4B.
- One of two possible locations within the Central Lonsdale Area.
- Would occupy approximately 137 sq. metres (1,475 sq. feet) of floor area.
- Located along the east side of Lonsdale Avenue.
- Outside of the sensitive use areas
 - Queen Mary Elementary School (475 metres)
 - North Vancouver School District Office (700 metres)
- Proposed street front screening is set back within the store to give some depth and a softer feel to the street front.
- Bylaw 8748 includes waiving off-street parking requirements due to the lack of space on the property to locate parking.





Public Hearing 2020
Submitted by: The Boutique
Jakobus Nieken, Bianca Neiken and Phil Kwong
February 24th, 2020

Introduction

- Cannabis Boutique (or “The Boutique”) will be headquartered in North Vancouver at 1520 Lonsdale Avenue with a 2,198 square foot retail location in North Vancouver
- Our vision is to provide the residents of North Vancouver with safe access to quality cannabis with a focus on education in regards to dried flower cannabis, cannabis oils and cannabis edibles. The Company will look at the most innovative products and accessories with a continued focus on providing the highest value and best range of safe products to the consumer.

Proponents

- Owners, Jakobus and Bianca Nieken have lived in North Vancouver since the 1970's. Mr. & Mrs. Nieken have been self-employed and in business in North Vancouver since 1976. They believe in a compliant, practical, and healthy business culture and therefore will ensure compliance with strong operational standards; to also maintain such standards while promoting the sale of cannabis products in a safe and reputable manner in the City of North Vancouver.
- Staff training will be extensive and will focus on customer recommendations tailored to their needs and customer education.

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Proposed General Manager – Philip Kwong

- Philip was diagnosed with MS at the age of 24 and created a “cocktail” using cannabis and cannabis related products for his own symptom relief.
- Philip has extensive experience in dealing with cannabis on a personal and professional level. He has worked with some of Canada's largest licensed producers assisting with building processing facilities, government relations strategies, go-to-market retail strategies and creating their product development.
- Philip has been part of creating white papers and policy development for safe extraction methods, facility requirements and CPG products within Canada. He has also been a part of presenting guidelines for legalization internationally in Asia and the UK.
- Previously, he worked in the hospitality industry from the age of 16 and worked his way up to becoming the Director of Operations overseeing restaurants, bars and a comedy club

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Provincial Laws

- The Boutique will meet the mandatory by-laws of the Province.
- We have purposed an alternative to maintaining the new look of Lonsdale.
- Our current solutions embrace the heritage of North Vancouver which makes the Boutique well poised for change with the Province.
- The Boutique is making every attempt to be compliant with the street scape of Lonsdale.

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Store Layout

A cannabis retail store must be located in a permanent building or structure and be enclosed by floor-to-ceiling walls that are not transparent. Non-medical cannabis, cannabis accessories and transactions involving those products must not be visible from outside the store. Displays must not permit self service by patrons (including dispensing devices). All patrons must be assisted by a store employee, as all cannabis and cannabis accessories must be displayed in a way that products are not accessible to patrons.

If the general manager has approved a shared common area (e.g. vestibule) licensees are not permitted to advertise or erect displays within the shared common area. There must be floor to ceiling walls that are not transparent separating the store from the shared common area and non-medical cannabis, cannabis accessories and transactions involving cannabis and cannabis accessories must not be visible from the shared common area. If a shared common area is approved by the general manager, a licensee must notify the Branch if the adjoining business changes during the term of their licence.

Store Security Requirements

A cannabis retail store must, at a minimum, have the following security requirements:

1. An audible intruder alarm system monitored by a third-party
2. An audible fire alarm system monitored by a third-party
3. Locked retail display cases
4. Locked storage room
5. Secure perimeter door locks
6. Security cameras with full unobstructed view of:
 - a. the retail sales area
 - b. any product storage area
 - c. both the interior and exterior of all store entrances/exits.

If a licensee displays or stores non-medical cannabis in the retail sales area, then the licensee must display or store the non-medical cannabis in a locked retail product case. If the non-medical cannabis is not displayed or stored in the retail sales area, then a licensee must store the non-medical cannabis in a locked storage room.

Cannabis accessories are not required to be stored in a locked retail product case or a locked storage room.

The cameras must be active and recording at all times, including when your store is not open for business. Licensees must store security camera footage for at least 30 days after recording.

Cannabis Retail Store
Terms & Conditions

11

Current Retail Store Front



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New Proposed Retail Store Front

- The storefront will depict various views of North Vancouver over the years and will be changed out periodically to keep the visual impact fresh and exciting.



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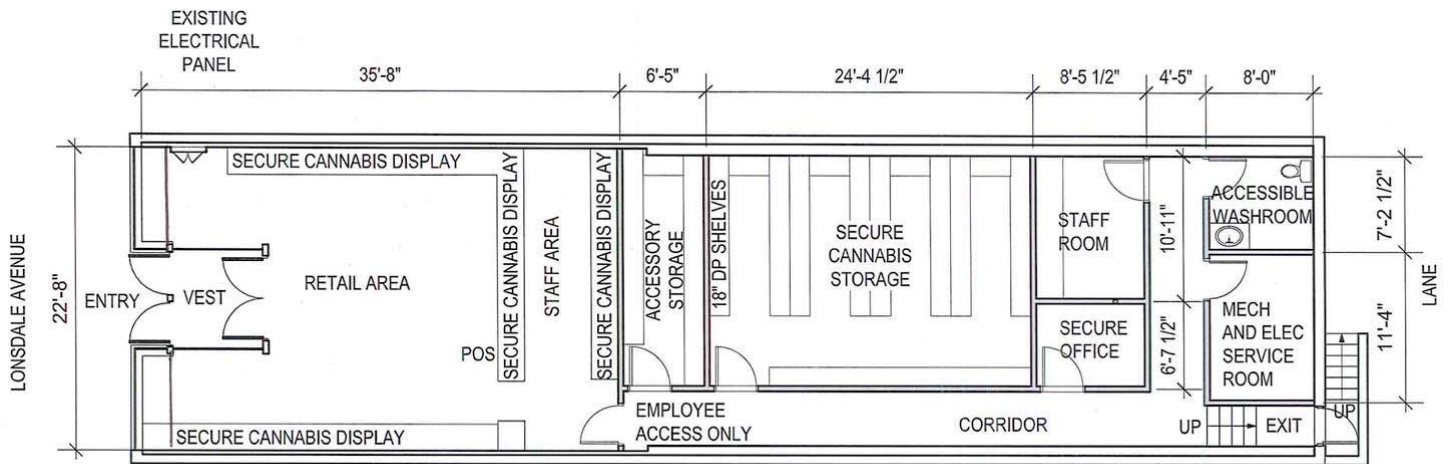
Alternative Storefront Proposal

- We also provided an alternate storefront proposal knowing the issues the City Council has with windows being completely covered. This would allow the store to be recessed by six feet and have a courtyard in the front.
- Please Note: Comments from staff have indicated that this layout may not be favourable, however, we wanted to have an alternative option.



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Aerial View of Store



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Parking

- Although off-street parking is a requirement for all applications, given the building was built in the late 1940's and predates the City of North Vancouver's current Zoning Bylaw, staff have advised that they will request a relaxation to this requirement.
- The current establishment at this location is a post office and discount store and we expect that the number of patrons attending the new Cannabis Retail Store will be similar to the current patrons attending at this site.
- There is a 600 stall parking lot 150m away at the City Market.
- Free street parking on Lonsdale Avenue.
- Free parking on side streets.



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Good Neighbours

- Consideration will be given to possible noise impacts on neighbours and necessary steps will be taken to address these impacts should they occur.
- The Licensed Establishment shall undertake to monitor patrons outside the premises to minimize possible impacts to pedestrians and the neighbourhood.
- The Licensed Establishment shall not tolerate any criminal activity within the Establishment or immediately adjacent.
- The Licensed Establishment shall assign staff to inspect the outside of the premises each day of operation to ensure that there is no litter, garbage or other foreign objects associated with the premises left within the general area of the Licensed Establishment.



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Support & Cooperation with Officials



- There will be complete support and cooperation with the North Vancouver RCMP, City Staff and Cannabis Inspectors at all times.
- The Boutique will ensure flexibility for change, within the Cannabis Act and BC cannabis retail models.

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Thank you in advance for your consideration



NOTICE OF PUBLIC HEARING

WHO: Cannabis Boutique
WHAT: Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748 (CD-723)
WHERE: 1520 Lonsdale Avenue
WHEN: Monday, February 24, 2020 at 7:00 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw, 2020, No. 8748

to rezone the property from Central Lonsdale Mixed Use A (C-1A) to Comprehensive Development 723 (CD-723) Zone to add the use of Cannabis Sales as a permitted use to allow a Cannabis Retail Store on the property and to waive the number of off-street parking stalls on the property.

All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent to the City Clerk, at input@cnv.org, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, February 24, 2020, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.

The proposed Zoning Amendment Bylaw and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from February 14, 2020, and online at cnv.org/PublicHearings.

Please direct any inquiries to **David Johnson**, Planner, at djohnson@cnv.org or **604-990-4219**.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8748

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8748**” (**Cannabis Boutique / 1015991 BC Ltd., 1520 Lonsdale Avenue, CD-723**).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-723 (Comprehensive Development 723 Zone):

Lots	Block	D.L.	Plan	
14	37	549	4881	from C-1A

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-722 Comprehensive Development 722 Zone”:

“CD-723 Comprehensive Development 723 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-722 Comprehensive Development 722 Zone”:

“CD-723 Comprehensive Development 723 Zone”

In the CD-723 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the C-1A Zone, except that:

- (1) In addition to the Principal Uses permitted in the C-1A Zone, one Cannabis Sales Retail Store may be permitted.
- (2) Section 908 to shall be waived to waive the minimum number of required off-street parking stalls.

READ a first time on the 10th day of February, 2020.

READ a second time on the 10th day of February, 2020.




READ a third time on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 143 EAST 2ND STREET (420 HERB GARDEN / 117461 BC LTD.)

Date: February 3, 2020 File No: 08-3400-20-0008/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020 entitled "Rezoning Application: 143 East 2nd Street (420 Herb Garden / 1174861 BC Ltd.):

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749" (420 Herb Garden / 1174861 BC Ltd., 143 East 2nd Street, CD-724) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867910](#))
2. Submitted Drawings (doc#[1868313](#))
3. Community Impact Statement (doc#[1868314](#))
4. Security Plan (doc#[1868315](#))
5. Recreational Cannabis Retail Policy (doc#[1774193](#))
6. Public Consultation Summary (doc#[1859212](#))
7. Zoning Text Amendment Bylaw No. 8749 (doc#[1853656](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 143 East 2nd Street.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #5). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the anticipated high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver school District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for the one remaining location in the Lower Lonsdale area that was next on the list to make a rezoning application.

DISCUSSION

Project Description

The building on the subject site is a two level commercial building and is currently divided into three separate commercial units, with the proposed store at the eastern end of the building. The other two units are occupied with restaurants. The proposed store would occupy approximately 79.5 square metres (856 square feet) of retail floor space. The floor plan identifies locations for displays and back area offices (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement (Attachment #3), and their Security Plan (Attachment #4), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 143 East 2nd Street is along the south side of the street, between Lonsdale Avenue to the west and St. Georges Avenue to the east (Attachment #1). It is across from a mixed use complex at 130 East 2nd Street, which consists of ground floor commercial uses and a 14 storey residential tower.

The immediate area is predominately ground level commercial with some high rise residential towers. The location is near a main public transit corridor along Lonsdale Avenue and has several other commercial businesses within easy walking distance.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed-Use Level 4A which supports a mix of higher density multi-family and commercial uses in Lower Lonsdale.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store. By limiting views into the store and also to the street, this measure is not in keeping with the goal objectives of the OCP that promote an active and pedestrian-friendly character. Staff will work with the applicant to ensure a frontage that supports a positive public realm.

In this case, the proposed store is located along East 2nd Street with the building set back from the sidewalk by about six metres (20 feet) from the sidewalk. Access to the store is from a bridge that crosses over the access to the shops in the lower level.

This commercial building was built in the mid 1970s and is not being redeveloped at this time. The only modification to the building would be a Tenant Improvement that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application conforms to the criteria provided within the policy (Attachment #5). The subject site is in an allowable land use designation as identified in the OCP, it is outside of the 100 metre radii of North Shore Neighbourhood House and located in the Lower Lonsdale area of the City, which Council approved one of the two locations for a recreational cannabis store last July.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8749 (Attachment #7) would allow Cannabis Sales in this location. The current Zone of Lower Lonsdale 4 (LL-4) does permit retail stores.

The size of the store would require the applicant to supply at least two parking spaces within the property. The site currently meets the minimum parking requirement for six parking stalls.

COMMUNITY CONSULTATION

An Open House was held on December 10, 2019 for members of the general public to learn about and make comment on this application. From the two people who signed in for the event, staff received one comment in opposition to the proposed use at this location, citing security and parking concerns (Attachment #6).

CONCLUSION

This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

The proposed location of the store supports the commercial and retail orientation of the area. Should the application be approved, staff will work with the applicant on finalizing the store front design.

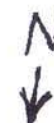
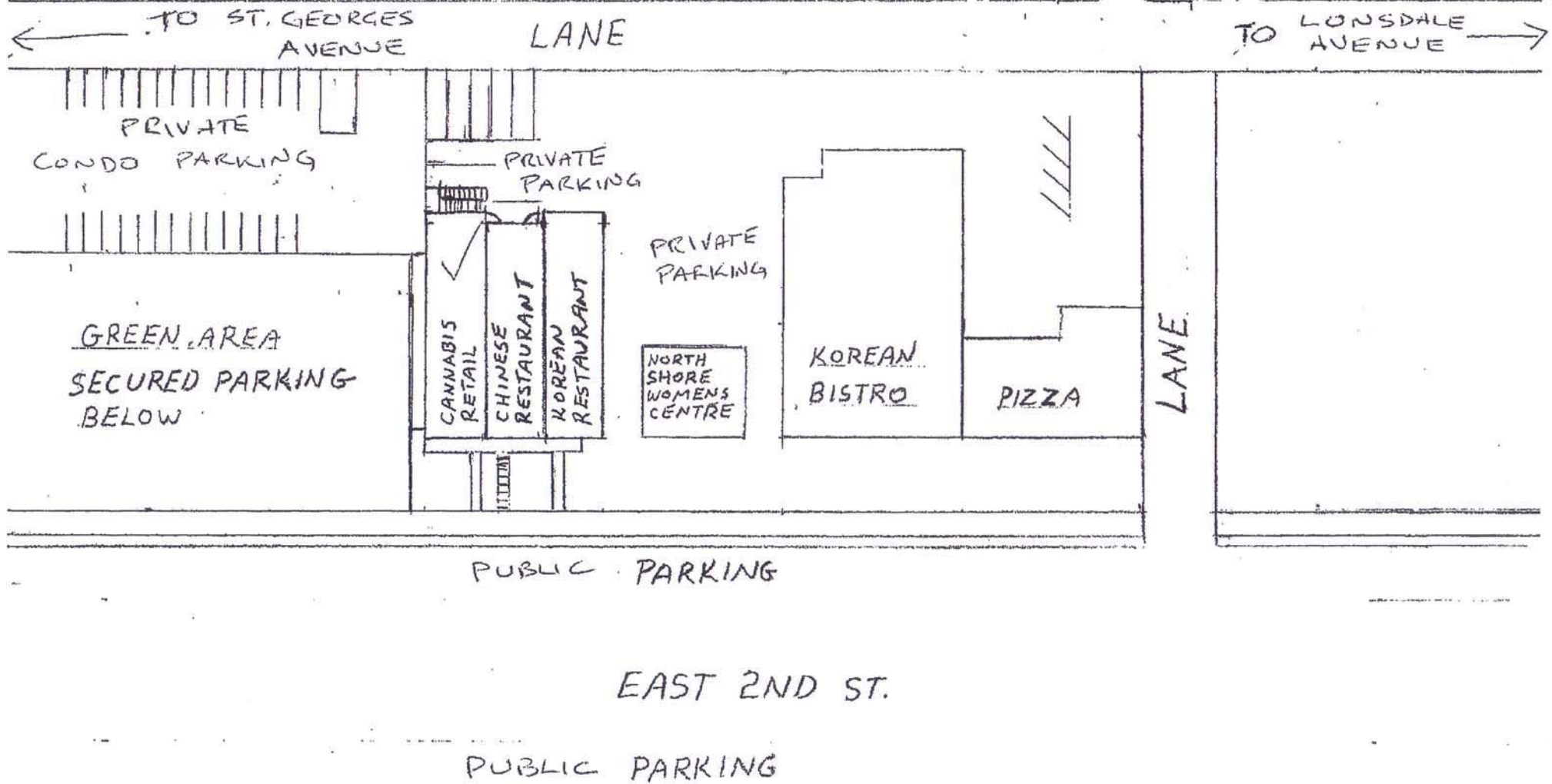
RESPECTFULLY SUBMITTED:



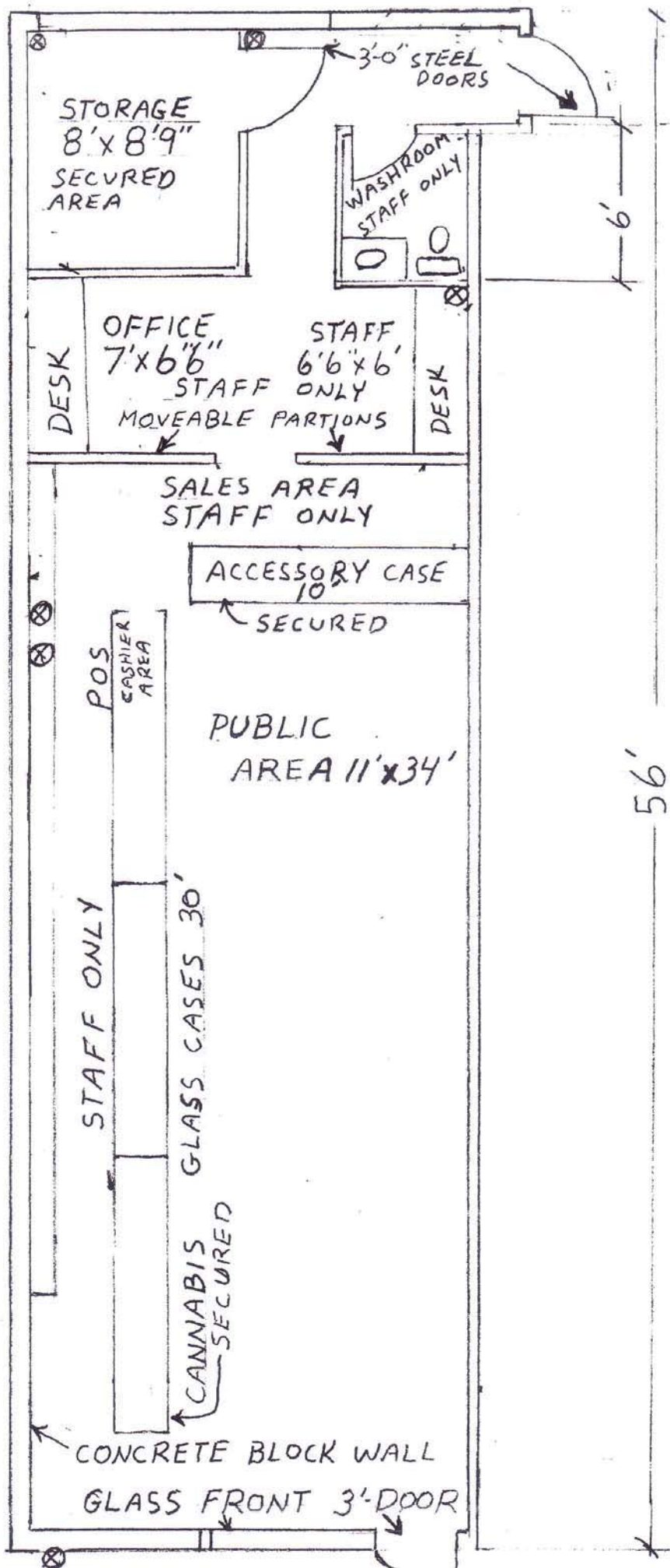
David Johnson
Development Planner



VACANT
LAND.



SCALE 1 INCH 40 FEET



MONITORED
SECURITY ALARM
AT BOTH DOORS

⊗ SECURITY (7)
CAMERAS
5 INTERIOR
2 EXTERIOR

SCALE 3/16 = 1 FOOT

420

Herb

Garden

The front windows of the store will be frosted to comply with the B.C. Gov.
You will not be able to see into the store.



Community Impact Statement

We are very mindful of the impact the store may have on the community. We believe there will be positive impacts, both economically and socially. We remain aware however that there is a level of responsibility in opening a recreational cannabis retail shop, and will always look to minimize any potential community complaint by responding swiftly and thoroughly.

By opening this store, we hope to have a positive economic impact by providing jobs for the local community, increasing tax revenue and generating footfall to neighboring businesses. We have ample parking in the area, which means it will be easy for our customers to make their purchases.

The social impact on the community will be that we can provide a safe and sanctioned environment for people to purchase Cannabis. We hope that this can eliminate any problems the local community may have with criminal behavior, and unsafe distribution.

We will try to advise on ways to consume Cannabis safely as we understand that there is a potential for negative cognitive effects. However we will try to mitigate this through education. Amore Cannabis intends to be a model community entity by providing informed, friendly and knowledgeable service in a safe, clean organized environment.

As with any controversial subject, like cannabis, the general public is almost always split into 3 groups: those in favor, those against, and those of no fixed opinion. I feel the location of this retail cannabis business is ideal for all concerned. It is about a block off the main street of Lonsdale (out of sight, out of mind), and it is the last retail space on the south side of 2nd street, somewhat isolated but convenient enough for those using our service.

The shop always had a very strong, supportive, and positive relationship with the 6 other business in the building along with our neighbouring businesses across the street.

We will endeavor to maintain those supportive relationships by carrying out business in a courteous manner through initiatives such as monitoring refuse and environmental considerations.

Security Plan

Security will be an extremely important part of our day to day operations, and we are proposing to install 5 internal cameras, and 2 external cameras to cover all entrance/exit points, along with public and staff areas. These cameras will be operational at all times.

We will have security alarms at both entrance/exit points in case of an event of an intrusion. Alongside this, the staff entrance/exit access and storage room will have steel doors for added security. For added safety and security, smoke and fire alarms will be installed in the property.

All storage facilities will be locked at all times, and staff will secure any display cases that are in the public retail area.

Staff will not tolerate any violent or disorderly conduct, and will ask that the individual leave the store immediately. Staff will also monitor for intoxicated individuals and will ensure these individuals are safely removed from the premises.

Our staff will be vetted during the recruitment process and if successful, will participate in any mandatory security screening. They will also have carried out the BC Government Cannabis Retail Program before they start their employment.

We will create clear guidelines of how stock inventory will be monitored and will advise on security measures, in order to minimize the possibility of theft.

City of North Vancouver**COUNCIL POLICY****Policy Name: Recreational Cannabis Retail Policy****Policy Number: 7**

**POLICY**

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
- Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

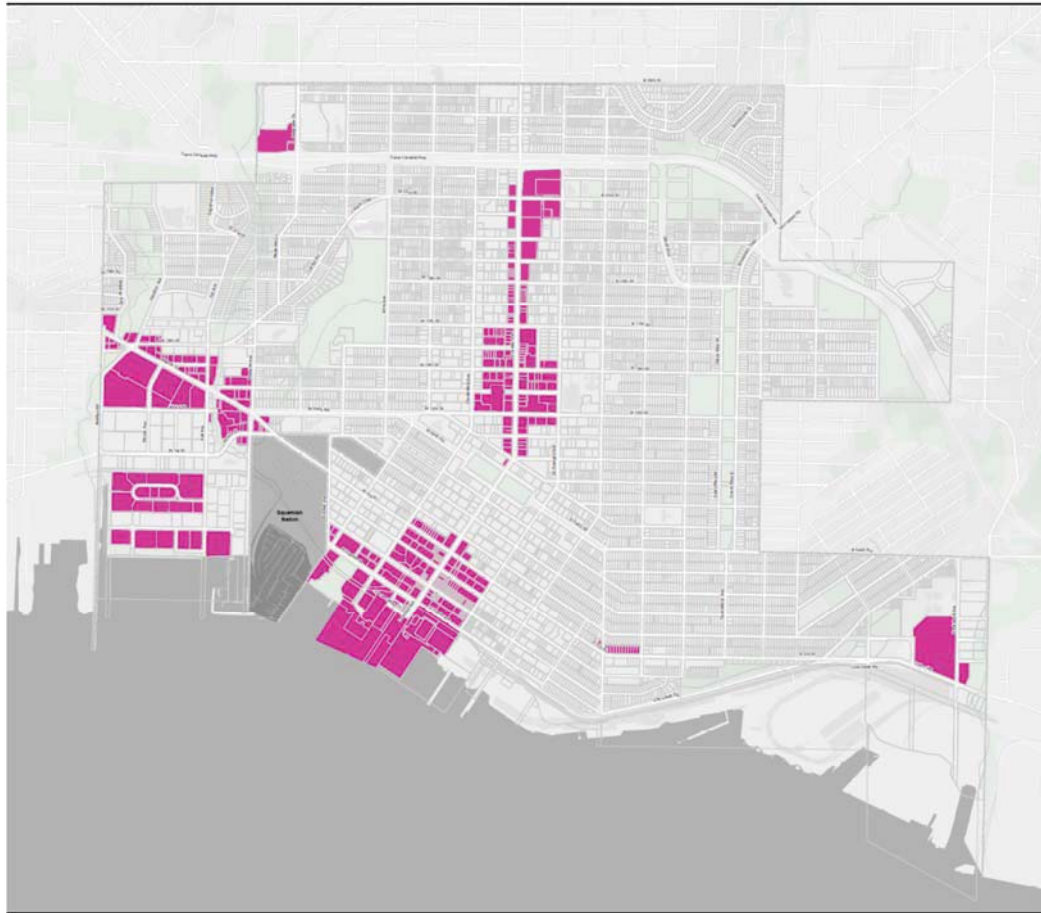
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

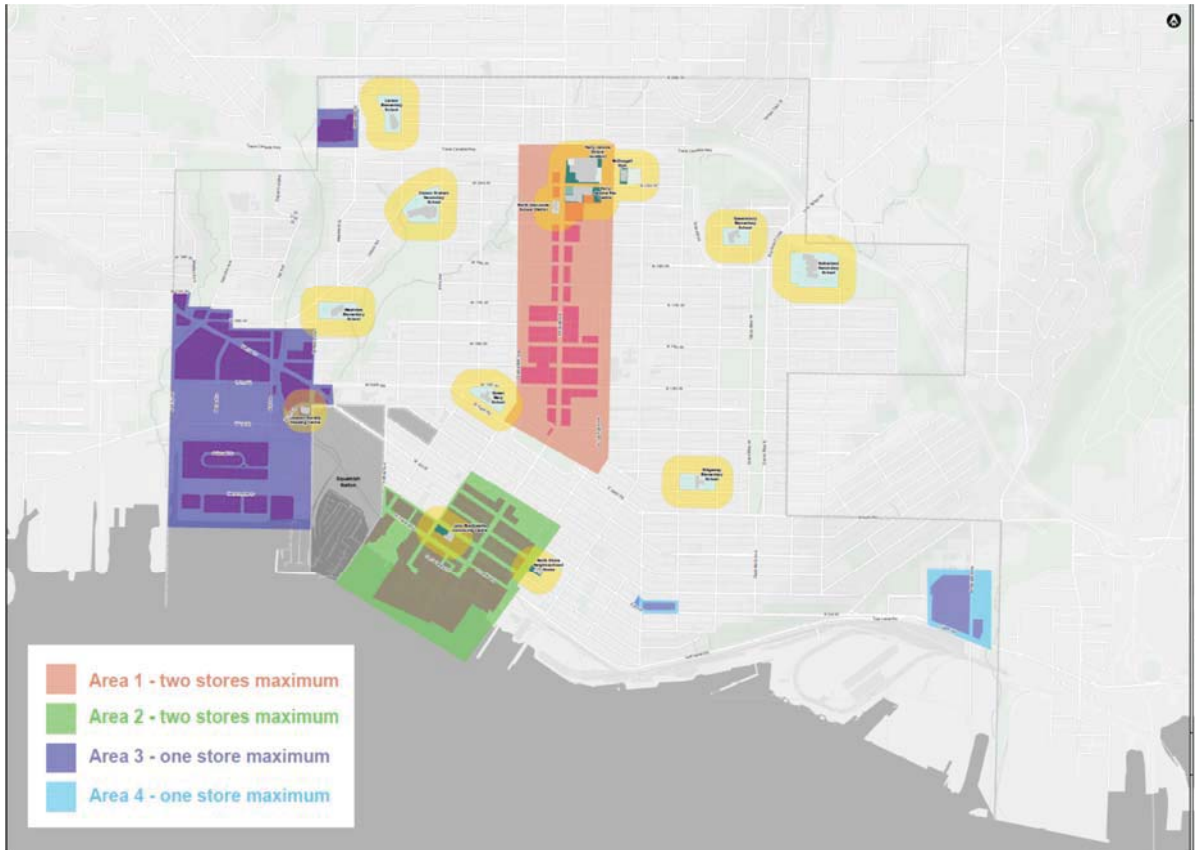
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy**Policy Number: 7**

Schedule 4
Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

Development Information Session

SIGN IN SHEET

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DEVELOPMENT: 143 East 2nd Retail Cannabis Shop

DATE: 12/10/2019

TIME: 6:00 pm – 8:00 pm

DIS LOCATION: City Library – 120 West 14th Street

No.	Name	Address	Time
1	Les Robertson	#1402-145 ST GEORGES AVE	6pm
2	A. Chen	P.O. #6 - Hums Bay, B.C	6:20 P.M
3			
4			
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143 East 2nd Street (Bylaw 8749)

- OCP designation of Mixed-Use Level 4A.
- Possible second location within the Lower Lonsdale Area. 221 West 1st Street was approved last July.
- Would occupy approximately 86.4 sq. metres (930 sq. feet) of floor area.
- Located along the south side of East 2nd Street.
- Minimum of two off-street parking stalls will be provided.
- Outside of the sensitive use areas
 - North Shore Neighbourhood House (200 metres)
 - John Braithwaite Community Centre (293 metres)



From: Les Robertson <>
Sent: February-16-20 4:00 PM
To: Submissions
Subject: Herb Garden

Hello

If the Herb Garden gets it store . The city of North Vancouver and Herb Garden and I will have to talk every day numerous times a day!

The problem is that no matter what you do you will not be able to stop their customers from using our private property parking lot.

This is all from the past experiences . I have been personally threatened trying to get the construction workers to move on ,when they

Have their lunch time smoke ups on our property . We have children and families living here ,its kind of unacceptable.

As the city is fully aware there is no parking on 2nd or 1st streets. Our past experience was full of daily road rage because of double parking,

Friday night shipyards is another example they fill up our lot every Friday night because there is no parking.

Again I guarantee we will talk every day.

Les Robertson (strata president Talisman tower)
#1402 -145 St Georges Ave
North Vancouver, BC v7l3g8



NOTICE OF PUBLIC HEARING

WHO: 420 Herb Garden
WHAT: Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749 (CD-724)
WHERE: 137-143 East 2nd Street
WHEN: Monday, February 24, 2020 at 7:00 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw, 2020, No. 8749

to rezone the property from Lower Lonsdale 4 (LL-4) to Comprehensive Development 724 (CD-724) Zone to add the use of Cannabis Sales as a permitted use to allow a Cannabis Retail Store on the property.

All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent to the City Clerk, at input@cnv.org, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, February 24, 2020, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.



The proposed Zoning Amendment Bylaw and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from February 14, 2020, and online at cnv.org/PublicHearings.

Please direct any inquiries to **David Johnson**, Planner, at djohnson@cnv.org or **604-990-4219**.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8749

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8749**” (420 Herb Garden / 1174861 BC Ltd., 137-143 East 2nd Street, CD-724).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-724 (Comprehensive Development 724 Zone):

Lots	Block	D.L.	Plan	
10	155	274	878	from LL-4

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-723 Comprehensive Development 723 Zone”:

“CD-724 Comprehensive Development 724 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-723 Comprehensive Development 723 Zone”:

“CD-724 Comprehensive Development 724 Zone”

In the CD-724 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the LL-4 Zone, except that:

- (1) In addition to the Principal Uses permitted in the LL-4 Zone, one Cannabis Sales retail store may be permitted.

READ a first time on the 10th day of February, 2020.

READ a second time on the 10th day of February, 2020.




READ a third time on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK



 Division Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING AND DEVELOPMENT DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: David Johnson, Development Planner

Subject: REZONING APPLICATION: 820 MARINE DRIVE (QUANTUM 1 CANNABIS / RUSS ROSSI)

Date: February 3, 2020 File No: 08-3400-20-0011/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION:

PURSUANT to the report of the Development Planner, dated February 3, 2020 entitled "Rezoning Application: 820 Marine Drive (Quantum 1 Cannabis / Russ Rossi)":

THAT "Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750" (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725) be considered and referred to a Public Hearing;

THAT notification be circulated in accordance with the *Local Government Act*;

AND THAT a copy of the resolution be forwarded to the Provincial Liquor and Cannabis Regulation Branch.

ATTACHMENTS:

1. Context Map (doc#[1867912](#))
2. Submitted Drawings (doc#[1834624](#))
3. Community Impact Statement (doc#[1834616](#))
4. Security Plan (doc#[1834622](#))
5. Recreational Cannabis Retail Policy (doc#[1774193](#))
6. Public Consultation Summary (doc#[1852949](#))
7. Zoning Text Amendment Bylaw No. 8750 (doc#[1853313](#))

PURPOSE

The purpose of this report is to present, for Council consideration, a rezoning application for a Recreational Cannabis Retail Store at 820 Marine Drive.

BACKGROUND

With the legalization of recreational cannabis on October 17, 2018, the Federal Government under the Cannabis Act provided the legal framework for the production, distribution, sale and possession of both medical and non-medical (recreational) cannabis. The Province of British Columbia created a legislative framework through the Cannabis Control and Licensing Act to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in the Province.

In coordination with both federal and provincial regulations, Council approved the Recreational Cannabis Retail Policy on September 17, 2018, which created the framework under which recreational cannabis retail businesses can be established in the City (Attachment #5). The policy considers the sale of non-medical grade cannabis and does not consider the production, distribution or sale of medicinal cannabis. Medicinal cannabis can be obtained through a federally licensed producer.

The policy focused on the location criteria for where businesses can be located in the City, as well as establishing an application procedure due to the anticipated high level of interest. The criteria included limiting Cannabis Retail Stores to properties with the following Official Community Plan designations:

- Mixed Use Level 2 (Medium Density);
- Mixed Use Level 3 (Medium Density);
- Mixed Use Level 4A (High Density);
- Mixed Use Level 4B (High Density)
- Harbourside Waterfront (Mixed Use); and
- Commercial.

The policy also limits locations that are within 100 metres of the following sensitive uses:

- Community Recreational Centres;
- North Shore Neighbourhood House;
- North Shore Shelter;
- North Vancouver School District Office; and
- Public elementary and secondary schools.

The policy includes a maximum of six (6) retail cannabis businesses to be considered, and prescribes a distribution throughout the City as a maximum of:

- Two businesses in the Central Lonsdale area;
- Two in the Lower Lonsdale area;
- One in the west part of the City; and
- One to the east part of the City.

On November 19, 2018, applications were received on a first-come-first-served basis, with each of the geographic areas in the policy represented. Those that met the criteria of the policy were placed on a list, with the first set of applicants being invited to make a rezoning application. These applications were presented to Council for consideration in July 2019 with two applications getting approval. One in Lower Lonsdale at 221 West 1st Street, and one in the eastern part of the City at 333 Brooksbank Avenue (Park and Tilford). Council did not approve the remaining four applications, with two located in Central Lonsdale, one in Lower Lonsdale and one in the west part of the City.

This report is for the one location in the west part of the City that were next on the list to make a rezoning application.

DISCUSSION

Project Description

The building on the subject site is a single storey commercial building and currently contains an automotive detailing shop. The proposed store would occupy approximately 111.5 square metres (1,200 square feet) of retail floor space within the building and was once an unauthorized cannabis retail store (Weeds). The floor plan identifies locations for displays and back area offices (Attachment #2).

Pursuant to the application requirements of the City's Recreational Cannabis Retail Policy, the applicant has submitted a Community Impact Statement (Attachment #3), and their Security Plan (Attachment #4), which is intended to describe the positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and broader community and describes strategies for mitigating potential negative impacts, as well as outlining their security measures to meet Provincial regulations. The submitted Community Impact Statement is attached for Council's information, noting that the statement does not create an agreement between the City and the applicant that binds either party to carry out the proposed mitigation strategies. An agreement with the applicant can be made through a Community Good Neighbour Agreement at the time of the Business License application that would outline such mitigation measures to the immediate area.

Site Context and Surrounding Use

The subject site at 820 Marine Drive is along the north side of the street, across from Capilano Square, between Fell Avenue to the east and West 15th Street to the west (Attachment #1).

The immediate area is predominately commercial with a mixture of automotive services and retail with the closest mixed use building containing residential units approximately 70 metres (230 feet) away. The location is adjacent to a main public transit corridor and has several other commercial businesses within easy walking distance.

PLANNING ANALYSIS

Policy Context

2014 Official Community Plan

The subject site has a designated land use of Mixed-Use Level 2 which supports mid-rise multi-family and commercial uses and activities contributing to a pedestrian-scale village feel.

Regulations from senior levels of government require all cannabis retail stores to enclose their store fronts to block viewing into the store from the street as a means to discourage minors from entering into the store. By limiting views into the store and also to the street, this measure is not in keeping with the goal objectives of the OCP that promote an active and pedestrian-friendly character. Staff will work with the applicant to ensure a frontage that supports a positive public realm.

In this case, the proposed store is located along Marine Drive, in an automotive services area and adjacent to a bus stop.

The building on the triangular subject site is a commercial building that was built in the late 1970s, and is not being redeveloped at this time. The only modification to the building would be a Tenant Improvement that would require a Building Permit.

No amendment to the OCP is required with this application.

Recreational Cannabis Retail Policy

The application conforms to the criteria provided within the policy (Attachment #5). The subject site is in an allowable land use designation as identified in the OCP, it is outside of the 100 metre radii of the North Shore Shelter and Westview Elementary School, and located in the west area of the City, which allows only one store.

Zoning Bylaw 1995, No. 6700

The Zoning Bylaw currently does not allow Cannabis Sales as a permitted use anywhere in the City, but the policy sets the framework where it can be permitted through the rezoning of the property. Cannabis Sales is defined in the Zoning Bylaw as follows:

means the retail or wholesale sale of Cannabis, and includes an operation which provides referrals and facilitates access to Cannabis not physically sold on the premises, but does not include sales by a British Columbia Registered Pharmacist In a British Columbia regulated Pharmacy.

Zoning Amendment Bylaw 8750 (Attachment #7) would allow Cannabis Sales in this location. The current Zone of Service Commercial (CS-1) does permit retail stores.

The size of the store would require the applicant to supply at least two parking spaces within the property. The minimum requirement for the whole building is five parking spaces and the site currently has six.

COMMUNITY CONSULTATION

An Open House was held on November 21, 2019 for members of the general public to learn about and make comment on this application. From the 25 people who signed in for the event, staff received two comments in support of the proposed use at this location (Attachment #6).

CONCLUSION

This proposal represents good planning. The proposal is consistent with the Official Community Plan and the criteria of the Recreational Cannabis Retail Policy.

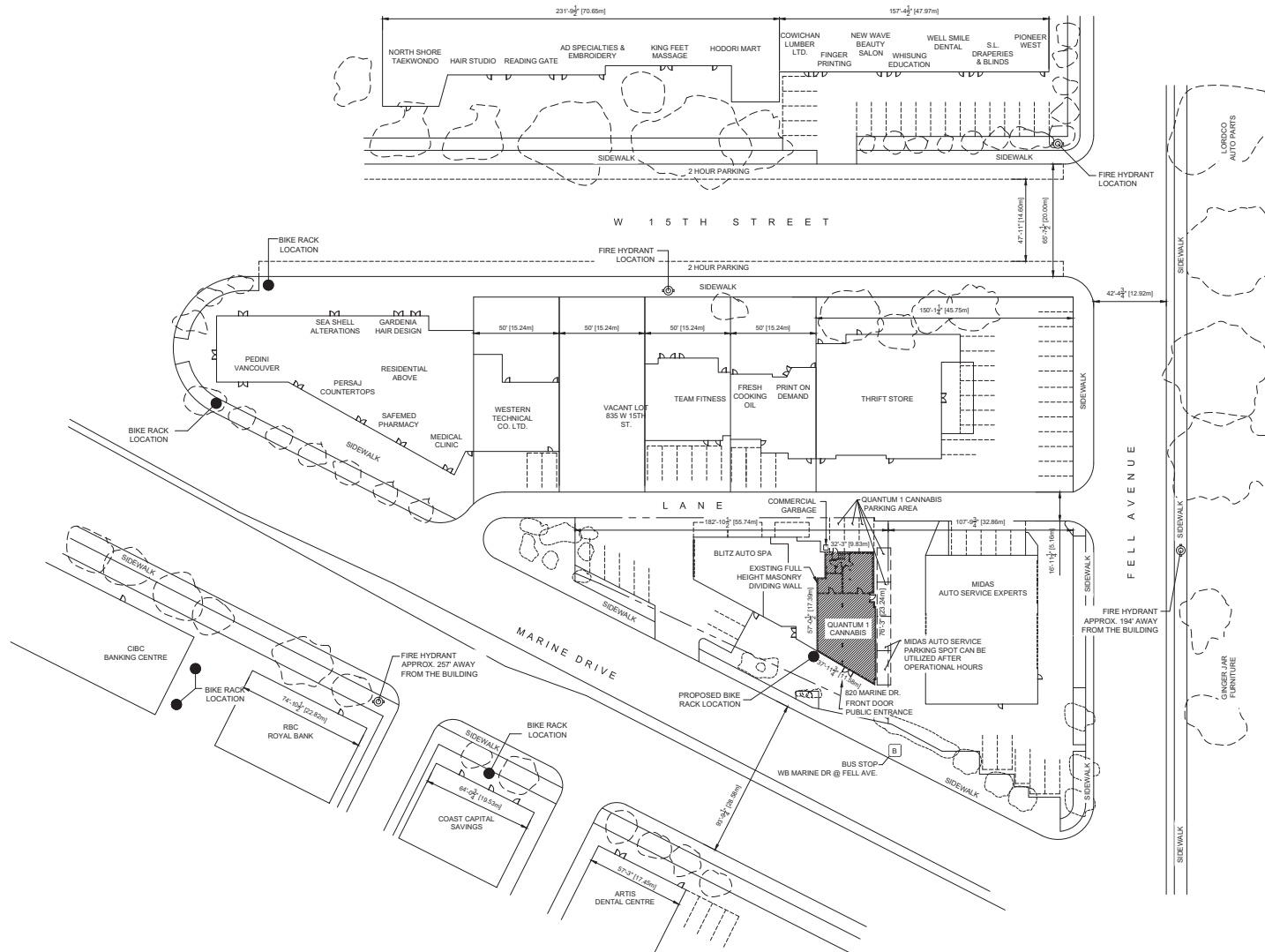
The proposed location of the store supports the commercial orientation of the area. Should the application be approved, staff will work with the applicant on finalizing the store front design.

RESPECTFULLY SUBMITTED:



David Johnson
Development Planner





ZONING: CS-1

PLAN SHOWING THE LOCATION OF
LOT E BLOCK D PLAN VAP20898 DISTRICT LOT
265 LAND DISTRICT 1
LAND DISTRICT 36

PID: 004-765-311

CIVIC ADDRESS
820 MARINE DR
NORTH VANCOUVER, BRITISH COLUMBIA

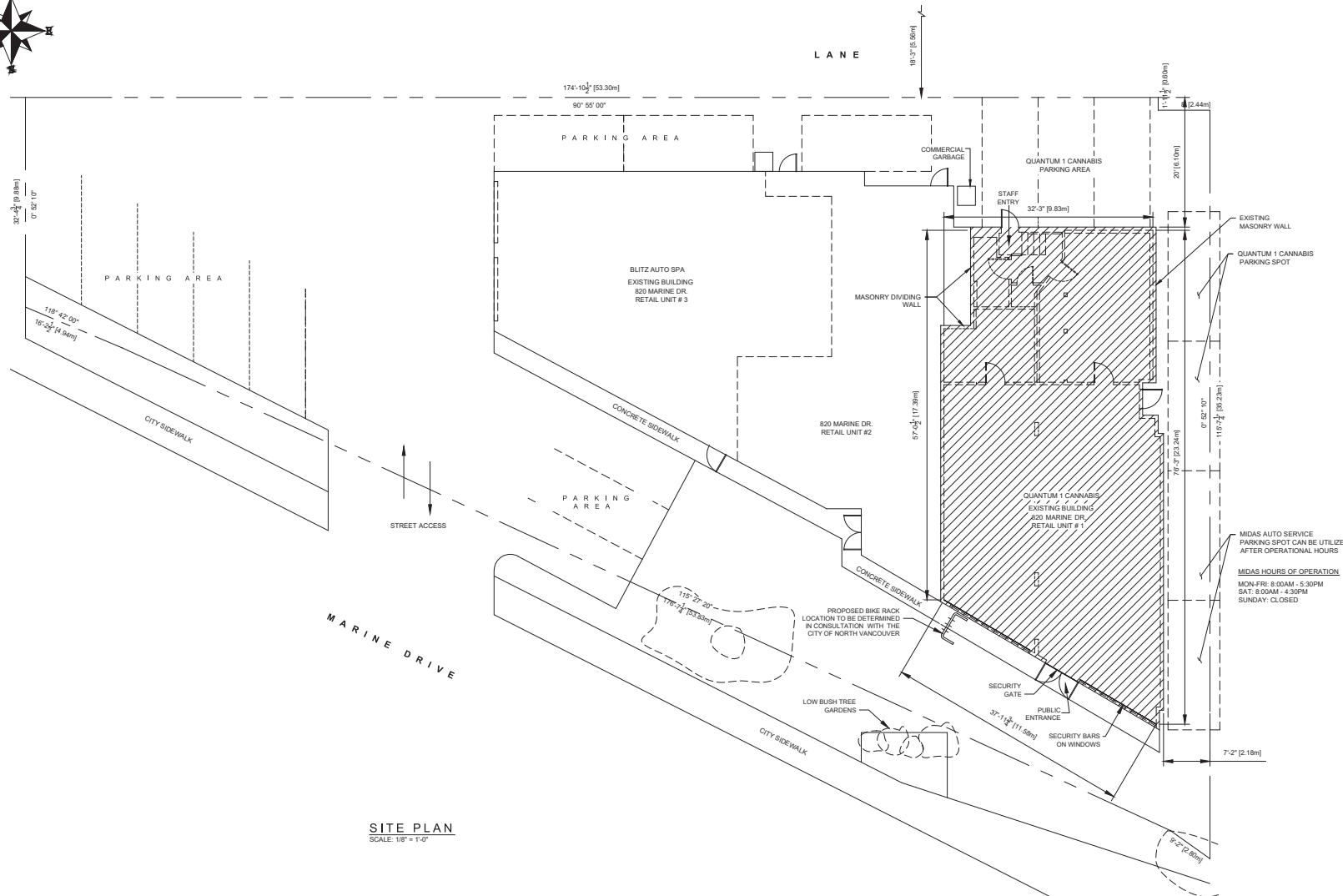
QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC PLAN: VAP20898

DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/32" = 1'-0"	APPROVED BY:	DRAWN BY: W.S.L.
	DATE: OCT. 03, 2019		REVISED
SITE PLAN - GENERAL AREA			
SH. 1 OF 6			DRAWING NUMBER



**WestCAD
Services
Ltd.**

UNIT 200 - 902 RODERICK AVENUE
COQUITLAM, B.C.
V3K 1R1
Tel. 604-421-3895



SITE PLAN
SCALE: 1/8" = 1'-0"

CLIMATIC DESIGN DATA: CITY OF NORTH VANCOUVER

1. 2.5% JANUARY DESIGN TEMPERATURE	-7°C
2. 1% JANUARY DESIGN TEMPERATURE	-9°C
3. 2.5% JULY DESIGN DRYBULB TEMPERATURE	26°C
4. 2.5% JULY DESIGN WETBULB TEMPERATURE	19°C
5. ANNUAL TOTAL DEGREE DAYS BELOW 18°C	2910
6. 15 MIN. RAINFALL	12mm
7. ONE DAY RAINFALL (1/50)	150mm
8. ANNUAL RAINFALL	2000mm
9. MOISTURE INDEX	2.07mm
10. ANNUAL TOTAL PRECIPITATION	2100mm
11. DRIVING RAIN AND WIND PRESSURE (1/5)	160Pa
12. GROUND SNOW LOAD, Ss (1/50)	3.0kPa (37.6 psf)
13. ASSOCIATED RAIN LOAD, Sr (1/50)	0.3 kPa (4.2 psf)
14. HOURLY WIND PRESSURES: PROBABILITY 1/10	0.35 kPa (7.51 psf)
PROBABILITY 1/50	0.45 kPa (10.0 psf)

15. SEISMIC DATA:	
Sa (0.2)	0.79
Sa (0.5)	0.69
Sa (1.0)	0.39
Sa (2.0)	0.24
PGA	0.34

NOTE:

FULL HEIGHT WALLS WITH NO CONNECTING DOORS
BETWEEN QUANTUM 1 CANNABIS STORE AND
CONNECTING BUSINESSES

FOOT PRINTS, EXISTING

FLOOR AREA	2,202.29 SQ.FT.
LOT SIZE	13,745 SQ.FT.

ZONING: CS-1

PLAN SHOWING THE LOCATION OF :
LOT E BLOCK D PLAN VAP20898 DISTRICT LOT 1
LAND DISTRICT 36

PID: 004-765-311

CIVIC ADDRESS:
820 MARINE DR.
NORTH VANCOUVER, BRITISH COLUMBIA

DRAWING IN COMPLIANCE TO THE
BRITISH COLUMBIA BUILDING CODE 2018

DRAWING BY:



**WestCAD
Services
Ltd.**

UNIT 200 - 902 RODERICK AVENUE
COQUITLAM, B.C.
V3K 1R1
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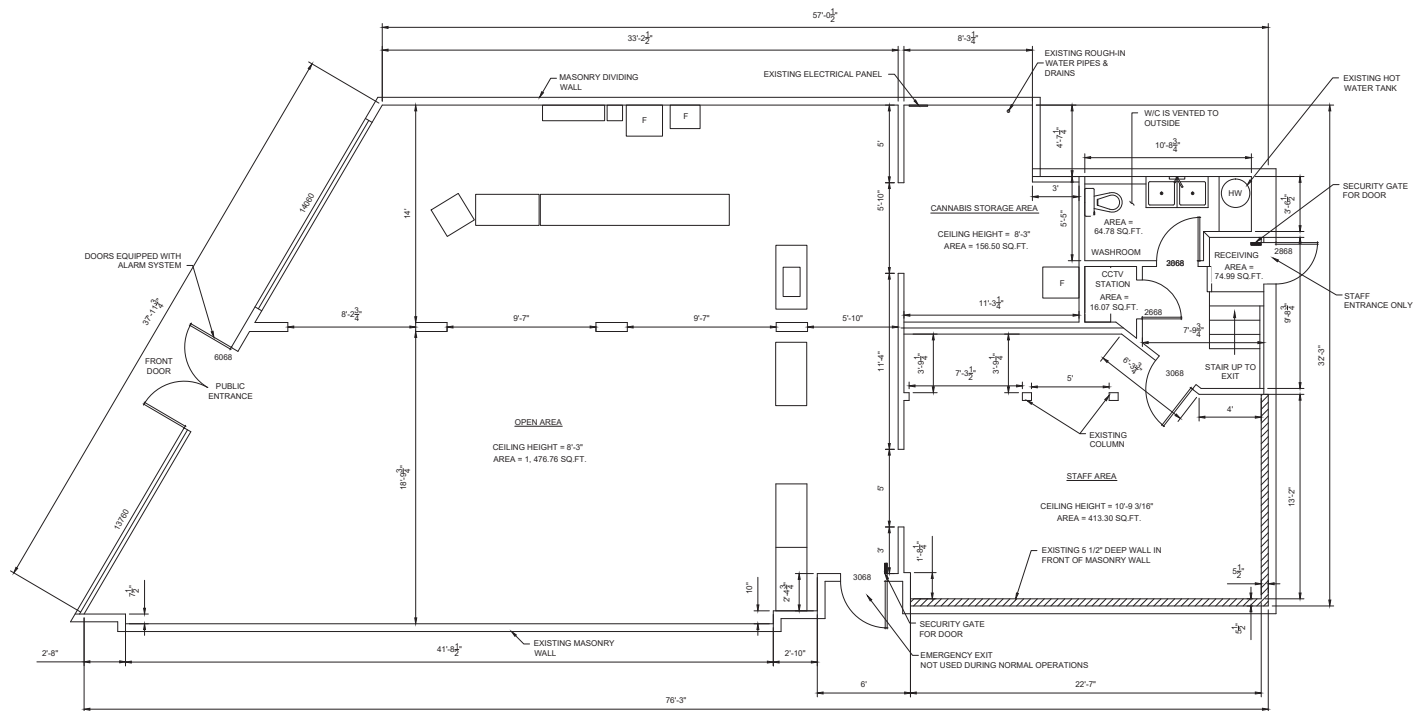
QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC PLAN: VAP20898

SCALE: 1/8" = 1'-0" APPROVED BY: DRAWN BY: W.S.L.
DATE: OCT. 03, 2019 REVISED

SITE PLAN - QUANTUM 1 CANNABIS


SH. 2 OF 6

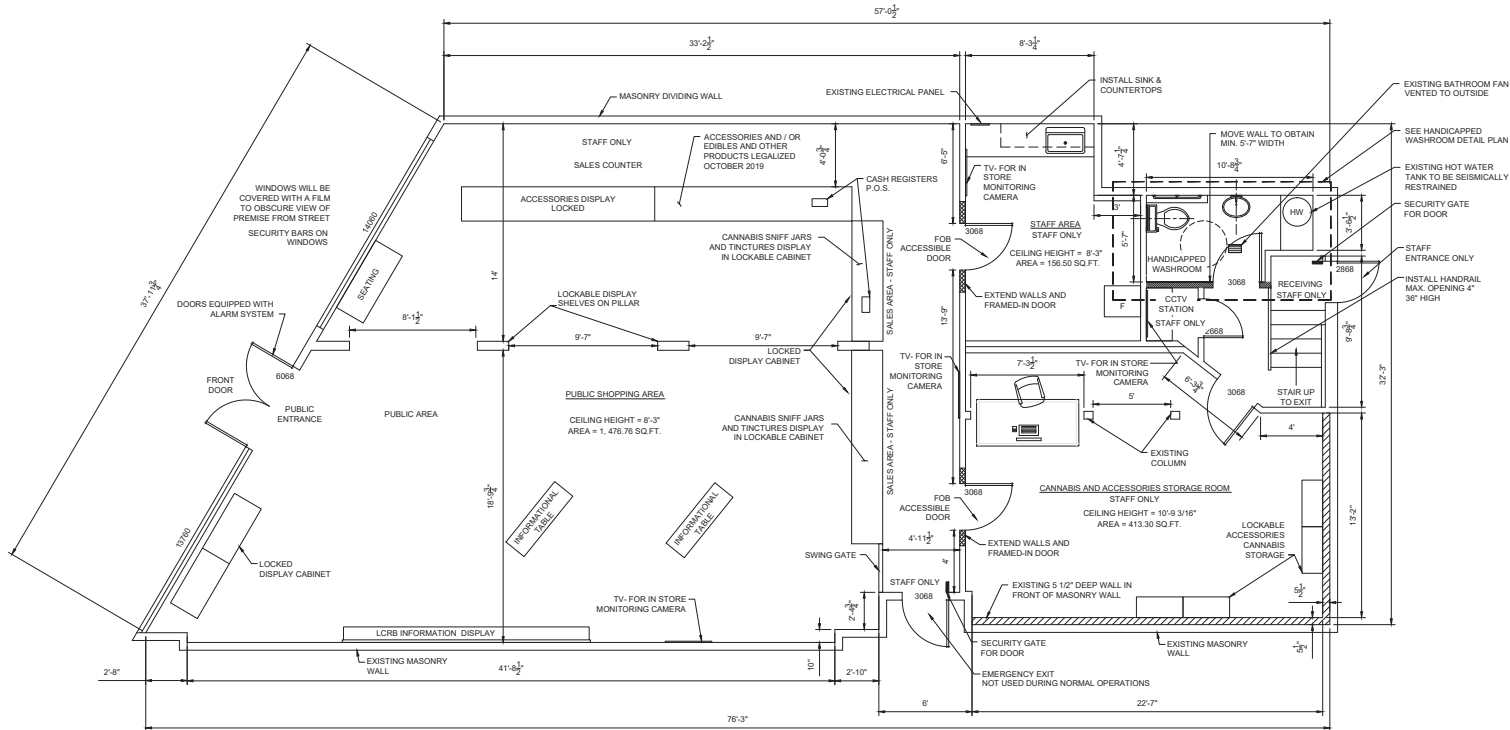
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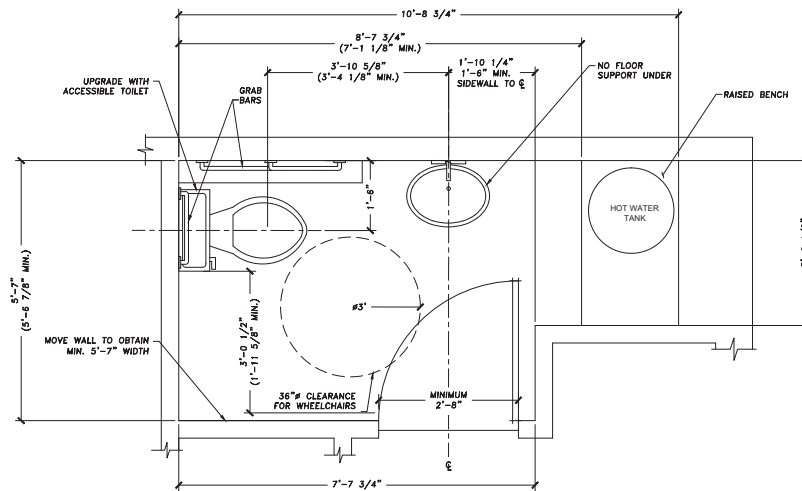
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC
PLAN: VAP20898

DRAWING BY:  WestCAD Services Ltd.	DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: W.S.L.
	UNIT 200 - 902 RODERICK AVENUE COQUITLAM, B.C. V3K 1R1 Tel: 604-421-3856	DATE: OCT. 03, 2019		REVISED
EXISTING FLOOR PLAN				DRAWING NUMBER
SH. 3 OF 6				




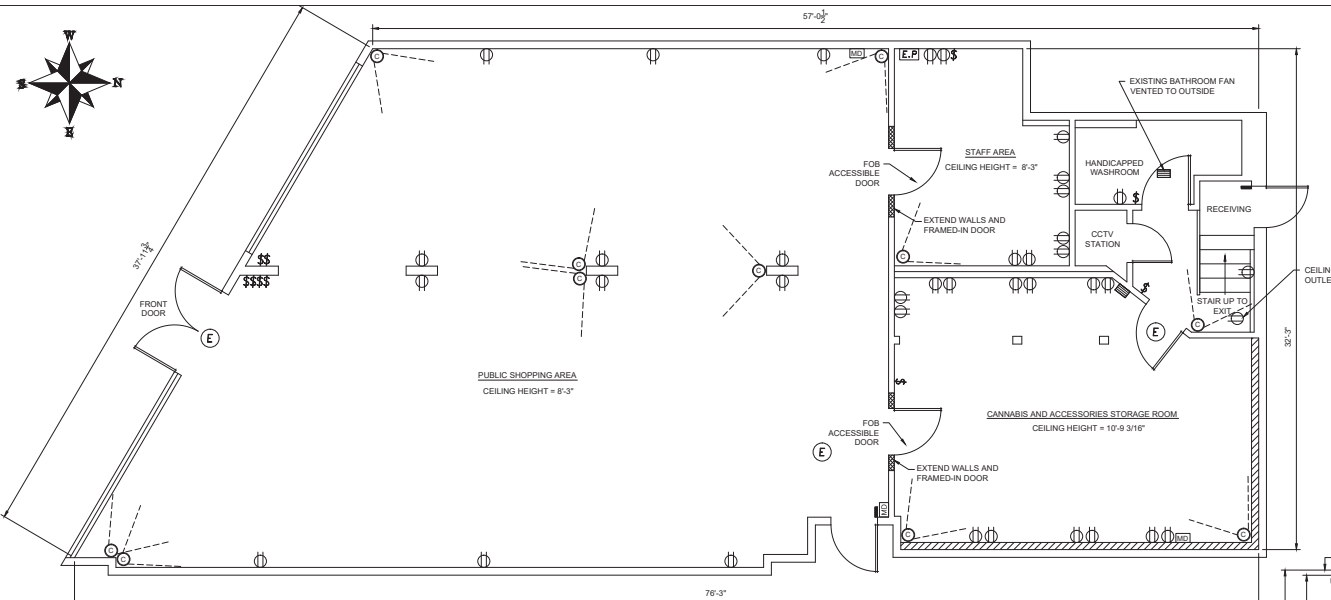
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



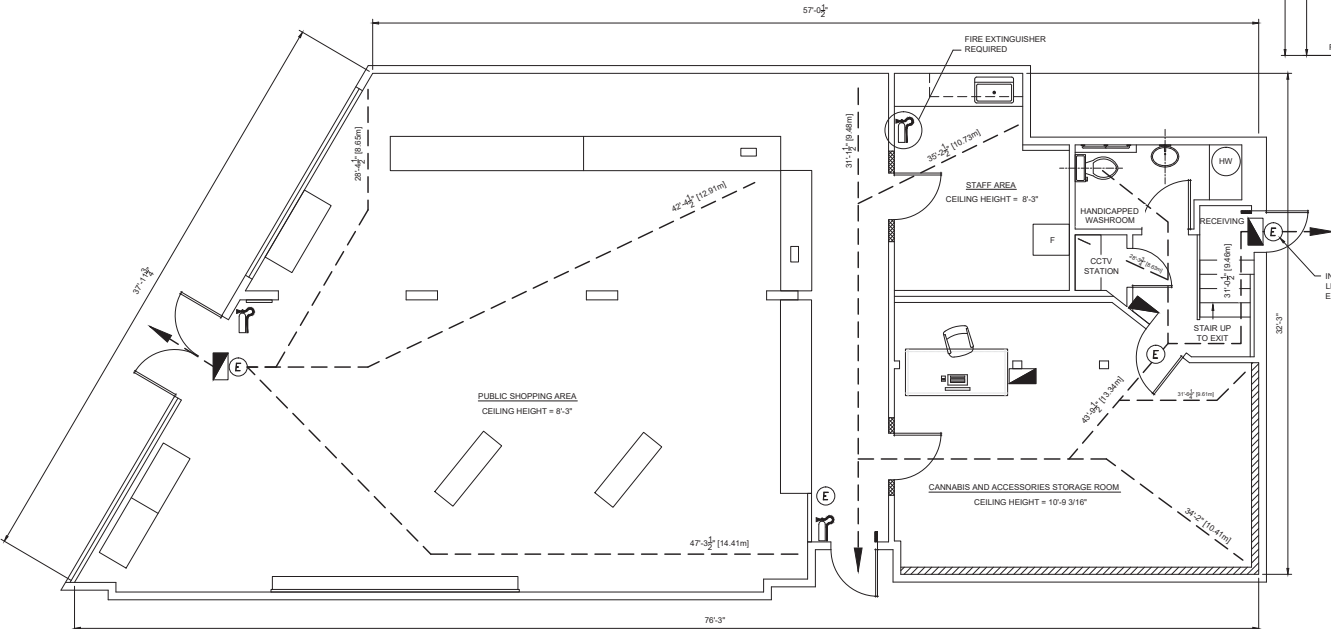
HANDICAPPED WASHROOM DETAILED PLAN
SCALE: 3/4" = 1'-0"

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC
PLAN: VAP20898

DRAWING BY:  WestCAD Services Ltd.	UNIT 200 - 902 RODERICK AVENUE COQUITLAM, B.C. V3K 1K1 Tel: 604-421-3855	DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: AS SHOWN DATE: OCT. 03, 2019	APPROVED BY:	DRAWN BY: W.S.L. REVISED
		PROPOSED FLOOR PLAN			DRAWING NUMBER

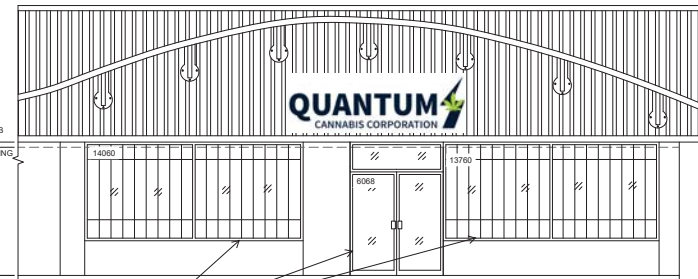


EXISTING POWER AND DATA FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRE PLAN
SCALE: 1/4" = 1'-0"

- LEGEND
- SECURITY CAMERA
 - MOTION DETECTOR & FIRE MONITORING ATTACHED TO MONITORED INTRUDER ALARM
 - EXIT SIGN
 - ELECTRICAL PANEL
 - DUPLEX ELECTRICAL OUTLETS
 - LIGHT SWITCH
 - VENTILATION

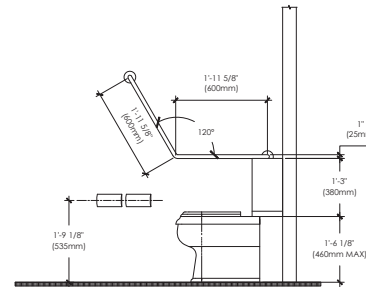
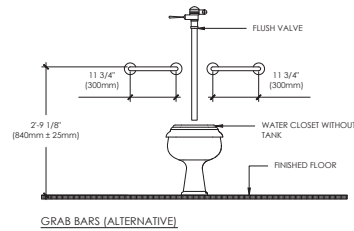
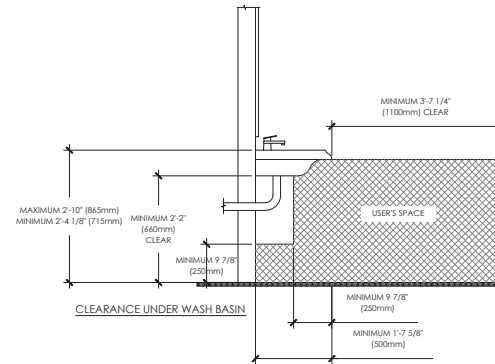
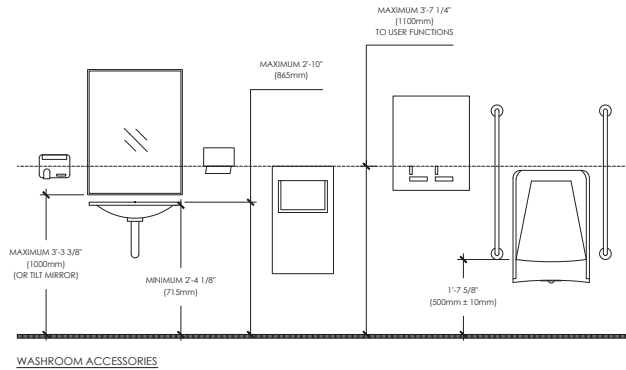


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- LEGEND
- EXIT SIGN
 - EXIT ROUTE
 - EMERGENCY LIGHT
 - FIRE EXTINGUISHER

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC PLAN: VAP20898

DRAWING BY: WestCAD Services Ltd. UNIT 200 - 902 RODERICK AVENUE COQUITLAM, B.C. V3K 1R1 Tel: 604-421-3855	DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/4" = 1'-0" DATE: OCT. 03, 2019	APPROVED BY: _____ REVISED	DRAWN BY: W.S.L. REVISED
	EXISTING POWER & DATA PLAN & FIRE PLAN			DRAWING NUMBER



TYPICAL HANDICAPPED W.C. ACCESSORIES HEIGHT LOCATION
SCALE: 3/4" = 1'-0"

QUANTUM 1 CANNABIS
820 MARINE DR
NORTH VANCOUVER, BC
PLAN: VAP20898

DRAWING BY: WestCAD Services Ltd. UNIT 200 - 902 RODERICK AVENUE COQUITLAM, B.C. V3K 1R1 Tel. 604-421-3856	DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018	SCALE: 1/4" = 1'-0" DATE: OCT. 03, 2019	APPROVED BY: _____ REVISED	DRAWN BY: W.S.L. _____ REVISED
	TYPICAL W.C. DETAIL			DRAWING NUMBER SH. 6 OF 6

QUANTUM 1 Community Impact Statement



GROWING TOGETHER

QUANTUM 1 believes in forging and energizing the connections within ourselves and our communities.

There's an important journey ahead of us as Canadians, and QUANTUM 1 is here to cultivate our momentous opportunities.

QUANTUM 1's mission and values are rooted in our passion for cultivating positive energy within our communities. We know that legal cannabis can and will benefit individuals and community, and any negative impacts can be responsibly mitigated to ensure safe and positive experiences around consumption and use. We want to emphasize that QUANTUM 1 is not just here to sell cannabis, we, a collective of passionate, caring Canadian citizens, are here to educate, inform, and contribute our expertise and wisdom on cannabis use. It is an honor to discuss the future and the impacts we foresee on our cherished North Vancouver community.

Based on ever-growing evidence and statistics taken from the emerging legal marijuana industry in North America, especially from the more mature markets of our US neighbours, the results and future direction are encouraging and positive. The benefits are truly proving themselves.

LOCAL ECONOMY

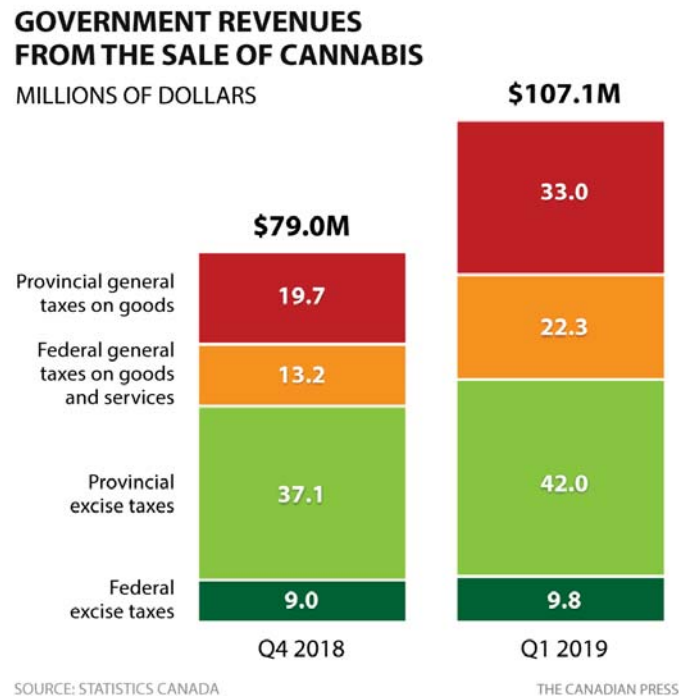
Legal cannabis:

- **Boosts the local and national economy**
- **Creates thousands of jobs and augments other industries**
- **Generates taxes that can support important public programs**

Calculations indicate that Canada's legal cannabis market will hit \$7.8 billion in 2022 (growing at 27% annually), at which point it is expected to overtake California as the top legal cannabis market globally.

This incredible growth in economic activity is creating jobs and providing labor income, and elevating other industries like transportation, food, tourism, banking, real estate, and construction, to name a few. Reports suggest that job growth will increase by about 21% by 2022, which is significantly larger compared to almost any other current industry. As of February 2019, the marijuana industry hired approximately 160,000 workers. By 2022, that number will double.

With sales comes taxes. From October 2018 to the end of March 2019 (refer to chart below), Ottawa and the provinces made \$186 million from various taxes on cannabis.



These tax revenues can provide funding to public health programs, law enforcement, drug treatment and mental health centers, as well as to promote educational campaigns such as school programs around anti-bullying, youth mentoring, and drug safety.

"The impact is really felt at the local level. Some counties have done 20 years of infrastructure work in just one year's time. They've provided lunch for kids who need it." ~ Brian Vicente, partner at Vicente Sederberg LLC, American law firm specializing in the cannabis industry



OUR RETAIL PHILOSOPHY

The word *quantum* comes from the Latin *quantus*, meaning “how great”. In scientific fields, it is a way of referring to quantities of energy.

QUANTUM 1 was born from our desire to cultivate great energy and interactions within our communities. Our retail stores bring together good vibes and good people, aiming to forge connections to cannabis in meaningful ways.

We consider every product, every service offering in our stores as forms of energy that can heighten our own energies and in turn our collective world. That’s why everything we serve is set against the highest standards.

QUANTUM 1 = GREAT ENERGY = GREAT COMMUNITY

PUBLIC SAFETY

Legal cannabis:

- **Generates regulations that optimize consumer safety**
- **Disempowers black markets and takes money away from organized crime and gangs**
- **Results in less crime**
- **Frees up police resources who no longer have to enforce marijuana laws**

With legalization, our government is empowered to continually develop and enforce regulations that promote public health and safety around cannabis. For example, it makes it a lot easier for scientists to do proper research and provide consumers reliable and evidence-based information on cannabis and its many uses and effects.

Community members can now make fully-informed purchases in a secure and regulated place – QUANTUM 1 will be serving products that have been subjected to rigorous laboratory testing and quality assurance, that are properly labeled with product information and health warnings, and use child-resistant packaging. Our store will implement 24-hour safety surveillance and other security measures, while vigilantly manned by technical security officers and trained knowledgeable staff hired from the locale.

Recent studies show that cannabis stores *decreased* crime in their neighborhoods because of an increased security presence and the walking traffic they generate in and around the occupied areas.

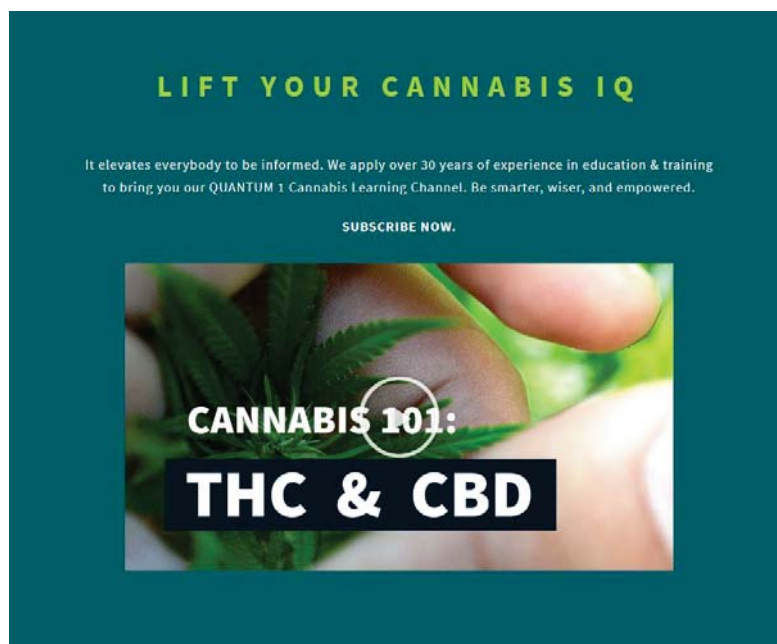
"Public safety doesn't decrease with increased access to marijuana, rather it improves." ~ Benjamin Hansen, economics professor at the University of Oregon in Eugene

As the legal cannabis market grows with licensed and taxed vendors, the black market is slowly being replaced by regulated sales. This is having a crippling effect on the criminal market and the cartels and street gangs that run them. Moreover, with law enforcement freed from arresting people for marijuana possession and use, officers can direct their efforts on handling serious crimes including assault, homicide, and rape. It simply doesn't make sense for police time to be spent on looking for pot when it can be used to increase the safety of our communities.

"We're not seeing any increase in crime rates through marijuana — we're seeing lower crime rates, and there are good rational reasons for that: We're really beginning to cripple the criminal market, which is where violence actually occurs." ~ Taylor West, former deputy director for the National Cannabis Industry Association

It is worthy to note that research indicates that legal cannabis leads to people drinking less. When alcohol consumption drops so does crime. The amount of crime and violence caused by alcohol use is *ten times higher* than by cannabis use, and alcohol is a factor in around 40% of violent crimes. It is heartening to see a paradigm shift where cannabis use is now being understood as a much safer substance.

We know there are a lot of questions to address so we are developing an education channel that will be available online and education “zone” in-stores to provide factual, up-to-date information. QUANTUM 1 believes that educating our community members positions us to make the safest, smartest decisions around cannabis.



A BEAUTIFUL STORE FOR A BEAUTIFUL COMMUNITY

Our QUANTUM 1 Cannabis Retail Store:

- Will drive traffic and thereby augments transportation and small businesses around the area
- Elevate the value and integrity of the area through professional, classy retail branding
- Contribute community-driven initiatives and programs

During prohibition, many dispensaries were unsavoury places that diminished the reputation of the area. We want to break down this negative perception with a retail business that is beautifully designed featuring a professional, inviting storefront, and a clean environment that feels, well, Canadian! We are opting for warm, organic colours and materials that speak to our love for the North shore. (Please see moodboards below.)

In an effort to reach all members of the community, we have easy access for the elderly and mobility-challenged. We offer a bike rack, 5 parking spots (changes to 7 spots after Midas hours), and the store is conveniently located in front of a bus stop. Harboring a professional, appealing aesthetic will complement and uplift the overall charm of the neighbourhood, and the increased traffic will help other surrounding businesses with whom we will work together to evolve a cooperative, amiable culture that serves our customers. For example, after analyzing local business hours, we have matched our hours (9:00AM to 9:00PM) for consistency and convenience.

Last, we have already begun a clean-up of the areas surrounding our store, disposing of garbage and rectifying any unsightly objects; furthermore, our employees are developing an implementation plan for a local garbage pick-up and recycling program that will ensure the area is always clean and attractive. We look forward to sharing our ideas on other community programs and initiatives that will encourage economy, education, safety, and health & wellness.



INSPIRATION



[Barbary Coast - San Fran](#)



[Serra - Portland](#)

We are convinced the North Vancouver community has everything to gain from our retail store. QUANTUM 1 is dedicated to serving products and services that elevate health and wellness because we believe Canadians deserve safe, reliable, natural options that work, and we are fully behind Mayor Linda Buchanan's vision of making North Vancouver not only the nation's but the world's healthiest city.

FINAL WORDS

We believe our mission, vision, and values statement best encompasses our passion around cannabis & community, so we'd like to end our impact statement with it:

QUANTUM 1 Cannabis

The word quantum comes from the Latin quantus, meaning "how great". In scientific fields, it is a way of referring to quantities of energy. Combined, we get GREAT ENERGY.

MISSION

Cultivate great energy and interactions within our communities through cannabis retail excellence.

Because GREAT ENERGY = GREAT COMMUNITY.

VISION

QUANTUM 1 retail stores will bring together good vibes and amazing people with the aim to forge connections to cannabis in meaningful ways.

Every product and every service offering from QUANTUM 1 is a form of energy that can heighten our own energies and in turn our collective world.

VALUES

- Be trailblazers! Innovate towards excellence.
- Be uncompromising in providing safe, healthy, clean environments.
- Create fun, informative, memorable experiences.
- Bridge customers and cannabis through expertise and education.
- Seek to positively energize and enhance our beautiful communities.

Thank you for reading this statement. We hope it has provided some factual information around legal cannabis but more importantly that it has struck a chord around the positive impacts that our store will provide to you and the North Vancouver community. Here's to the true North, strong and free!



Quantum 1 Cannabis Security Plan

Keeping communities safe and protecting our youth is at the forefront of what Quantum 1 is and how they conduct their business.

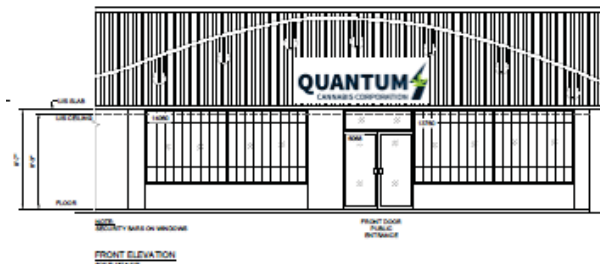
Quantum 1 Cannabis believes that the recreational cannabis policy and guidelines in place today, along with the two additional layers of oversight from the province and City of North Vancouver will be ideal for keeping your community safe. Heavy fines and jail sentences for infractions act as further deterrent to keep cannabis stores in line. We welcome this oversight, as the safety of the community is of utmost importance to us.

In addition, Quantum 1 has its own Loss Prevention Plan, consisting of a Monitoring Station, maintained 24/7, 365 days a year, our own Technical Security Officers and Investigators for all our locations. Once our application is granted, we will perform a risk assessment tied to the geographical area we will be operating in and then apply crime prevention through Environment Design (CPTED) to the location. CPTED not only reduces crime but also the fear of crime through property development. We will work closely with the North Vancouver RCMP to conduct the CPTED and maximize our crime reduction efforts.

The municipal authority having jurisdiction is also incorporated into our physical security plans to ensure community safety.

At minimum, to satisfy federal and provincial legislative requirements, the physical security at the Quantum 1 Cannabis store will be:

- 1) Security grills over all exterior glazing
- 2) High security locks and keys
- 3) Hold up button
- 4) Lockable cabinet/showcase displays
- 5) Monitored burglar alarm system
- 6) CCTV coverage of all areas of store
- 7) Secure storage area, where the majority of cannabis will be stored
- 8) Cash safe and cash deposit boxes for POS



Quantum 1 takes the safety of our patrons seriously and we will address this with a major focus on cannabis education. We will have cannabis education pamphlets available to take away which will also include safe usage and how to avoid any potential harms.

As Per the LDB security requirements and as shown in the attached floorplan, we will meet all Provincial security requirements.

- 1) Intruder and fire monitoring alarm systems
- 2) Locked retail product display cases

- 3) Locked cannabis storage room
- 4) Secure perimeter door locks
- 5) Security cameras with full unobstructed view of:
 - a) the retail sales area
 - b) any product storage area
 - c) both the interior and exterior of all store entrances/exits

Our cameras will be active and recording at all times, including when our store is not open for business. We will store security camera footage for at least 30 days after recording.

We will post a written notice in the retail sales area informing all customers that video surveillance is being used on the premises. This notice will be visible at all times.

We will provide a copy of security camera footage to the LDB at any time for use in investigating possible contraventions of the Cannabis Control and Licensing Act, its regulations, and/or these terms and conditions.

In accordance with the Security Services Act, Quantum 1 will provide a licensed security guard for evenings which will serve as both a crime deterrence and provide peace of mind for customers and neighbors.

We will provide quality lighting, both inside and outside the premises to not only prevent crime but also for the safety of our patrons. We will also keep track of any incidents in a log for up to 6 years which will include but not be limited to intoxicated patrons, injury and illegal actions. There will also be a sign posted in view of all patrons to respect our neighbors and not disturb any businesses or homes in the area.

All cannabis and cannabis related products will not be visible from outside the store.

All patrons must provide 2 pieces of photo identification in accordance with the Liquor and Cannabis Regulation Board guideline book and those under 18 years of age will not be permitted into the store.

City of North Vancouver**COUNCIL POLICY****Policy Name: Recreational Cannabis Retail Policy****Policy Number: 7**

**POLICY**

Recreational Cannabis Retail Policy

REASON FOR POLICY

The Government of Canada has announced the recreational use of cannabis will become legal in Canada on October 17, 2018. The federal Cannabis Act is the legal framework under which the production, distribution, sale and possession of cannabis, for both medical and non-medical (recreational) purposes, is regulated in Canada. Through legislation including the Cannabis Control and Licensing Act, the Province of British Columbia has created a legislative framework to supplement federal legislation and facilitate legal and controlled access to recreational cannabis in British Columbia following federal legalization.

In coordination with federal and provincial regulations, this Policy creates a framework under which recreational cannabis retail businesses will be established in the City, with a focus on the following:

1. Defining **locational criteria** for where businesses may be situated, based on land use requirements, separation from sensitive uses and geographical distribution;
2. Implementing the **application procedure** under which proposals for new cannabis retail businesses are to be submitted, assessed and approved to operate within the City.

Applicability

This policy is applicable to all rezoning applications to operate a recreational cannabis retail business in the City.

Authority to Act

The legislative framework of the Province of British Columbia, including the Community Charter, Local Government Act, and the Cannabis Control and Licensing Act, provides the basis upon which the City may regulate certain locational aspects of recreational cannabis retail businesses, as well as procedures for assessing and approving business proposals.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Administration of this policy is delegated to the Planning Department.

PROVISIONS AND PROCEDURES

The following describes locational criteria for all recreational cannabis retail businesses in the City and outlines the procedure under which applications will be accepted, assessed and approved.

Locational Criteria

1. Recreational cannabis retail businesses may only be located on properties assigned with the following land use designations under the 2014 Official Community Plan (OCP) – Schedule A Land Use Map (see Schedule 1):
 - Mixed-Use Level 2 (Medium Density);
 - Mixed-Use Level 3 (Medium Density);
 - Mixed-Use Level 4A (High Density);
 - Mixed-Use Level 4B (High Density);
 - Harbourside Waterfront (Mixed-Use); and,
 - Commercial.
2. Recreational cannabis retail businesses may not be located within a 100-metre radii of the following sensitive uses (see Schedule 2):
 - Community and Recreational Centres;
 - North Shore Neighbourhood House;
 - North Shore Shelter;
 - North Vancouver School District Office; and,
 - Public elementary and secondary schools.
3. A maximum of six (6) retail businesses will be considered. Business locations are to be distributed throughout four areas in the City, in accordance with Schedule 3.

Application Procedure

1. Resources for application submission, including detailed instructions and links to the application form, submission requirements and other relevant information, will be posted on the City website at www.cnv.org/cannabis on October 1, 2018.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

2. The City will accept applications between November 19, 2018 at 10:00 am (PST) and November 30, 2018 at 5:00 pm (PST). All applications must include the information identified in Schedule 4 to be considered complete. Initial evaluation will be based on whether required documentation has been submitted. Through the rezoning process, a more in-depth analysis will be completed, at which point additional documents may be required.

Applications will only be accepted online through the City's file transfer service. Submissions will be deemed successfully received once displayed as a new e-mail in the inbox of the City's e-mail address. The order of which applications are received in the City's inbox will be considered the official register of applications received by the City. The City will not be liable for any application submission delay for any reason, including technological delays, or issues with either party's network or e-mail program. The City will also not be liable for any damages associated with submissions not received. The link to the file transfer service will be posted at www.cnv.org/cannabis.

The following rules apply to submissions:

- Only one submission per business/operator per area will be accepted;
 - Should the City receive multiple submissions from the same business/operator for the same location, only the first received submission will be considered;
 - A submission containing more than one application will not be considered and will be disqualified; and,
 - A submission containing more than one proposed location will not be considered and will be disqualified;
3. After the intake period, staff will review applications on a "first-come, first-serve" basis for application completeness. Applications that are deemed incomplete will not be further considered and disqualified.
 4. The City will consider a total of up to six (6) business locations, distributed throughout areas of the City in accordance with Schedule 3. The first two (2) complete applications received in Areas 1 and 2 and the first complete applications received in Areas 3 and 4 will be eligible to submit a rezoning application.
 5. All applications that proceed to the rezoning stage must submit an application fee of \$4,026.25.

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

6. Staff will process the first set of rezoning applications as a single batch if possible. All rezoning applicants must follow standard procedures for the rezoning process, including the following:
 - a. Responding to feedback and comments from staff, applicable advisory bodies, and the public;
 - b. Organizing an open house session and conducting other applicable public notification and consultation measures; and,
 - c. Attending standard Council proceedings, including a Public Hearing, when scheduled.

Should an applicant withdraw from the rezoning process during this stage, the applicant(s) who had submitted the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.

7. All applications will be held at Third Reading pending confirmation of approval for a Provincial Non-Medical Cannabis Retail License. Should an application at Third Reading not receive Provincial approval, the next complete application in the same area, as defined in Schedule 3, will be eligible to submit a rezoning application.
8. Upon rezoning approval, applicants may submit a business license application and, if applicable, a building permit application to the City.
9. Once operational, staff will monitor businesses to keep Council informed on the state of recreational cannabis retail in the City. After a period of two years, staff will reassess the Policy to determine whether amendments are warranted and/or if additional stores should be considered in the City, and return to Council with a recommendation for next steps. Council may request an alternative timeline for staff reassessment of the Policy at their discretion.
10. Should the City not receive the appropriate number of complete applications for each area, as defined in Schedule 3, during the timeframe outlined above in the Policy, future applications will be accepted on a 'first come, first serve' basis that are consistent with the requirements of this Policy.

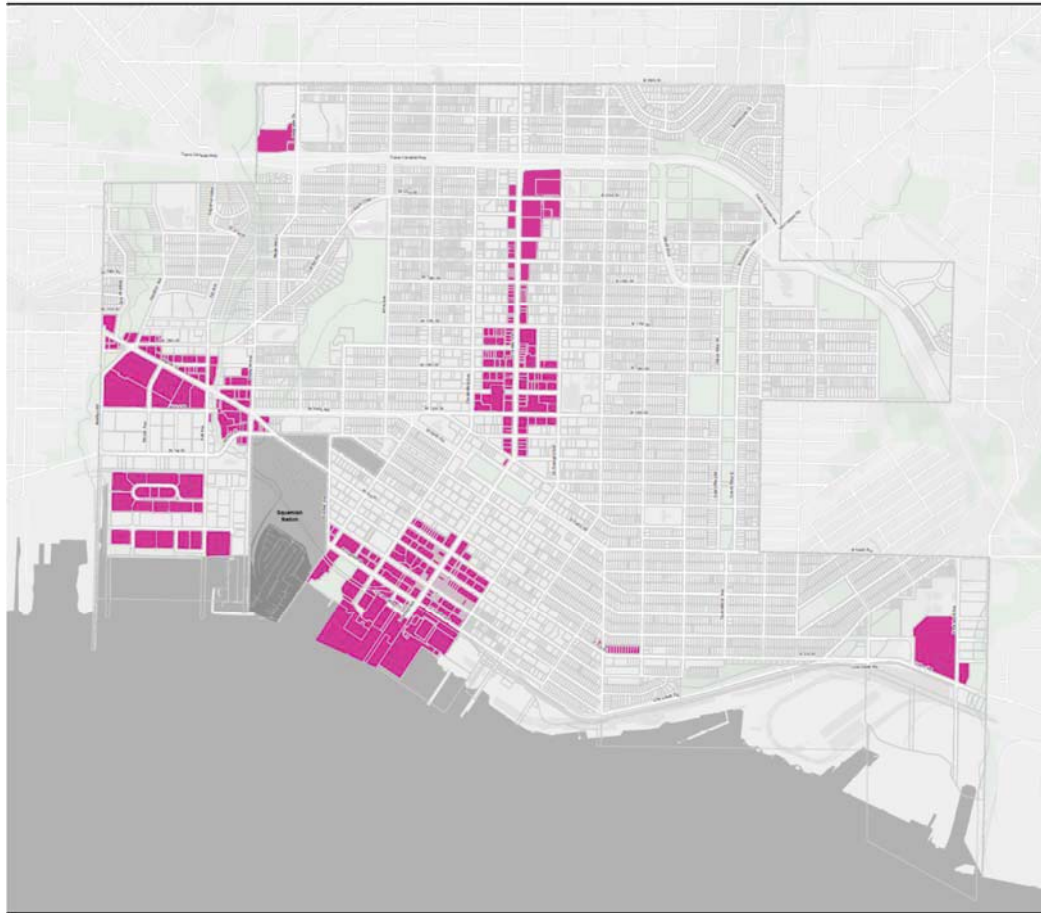
Approval date:	September 24, 2018	Approved by:	Council
Effective date:		Revision date:	

Policy Name: Recreational Cannabis Retail Policy




Policy Number: 7

Schedule 1

Permitted OCP Land Use Designations for Recreational Cannabis Retail Business Locations



Legend

-  Permitted OCP Land Use Designations
-  Legal Parcels
-  City Boundary

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 2 Recreational Cannabis Retail Businesses 100-metre Radius Separation Requirement from Sensitive Uses



Legend

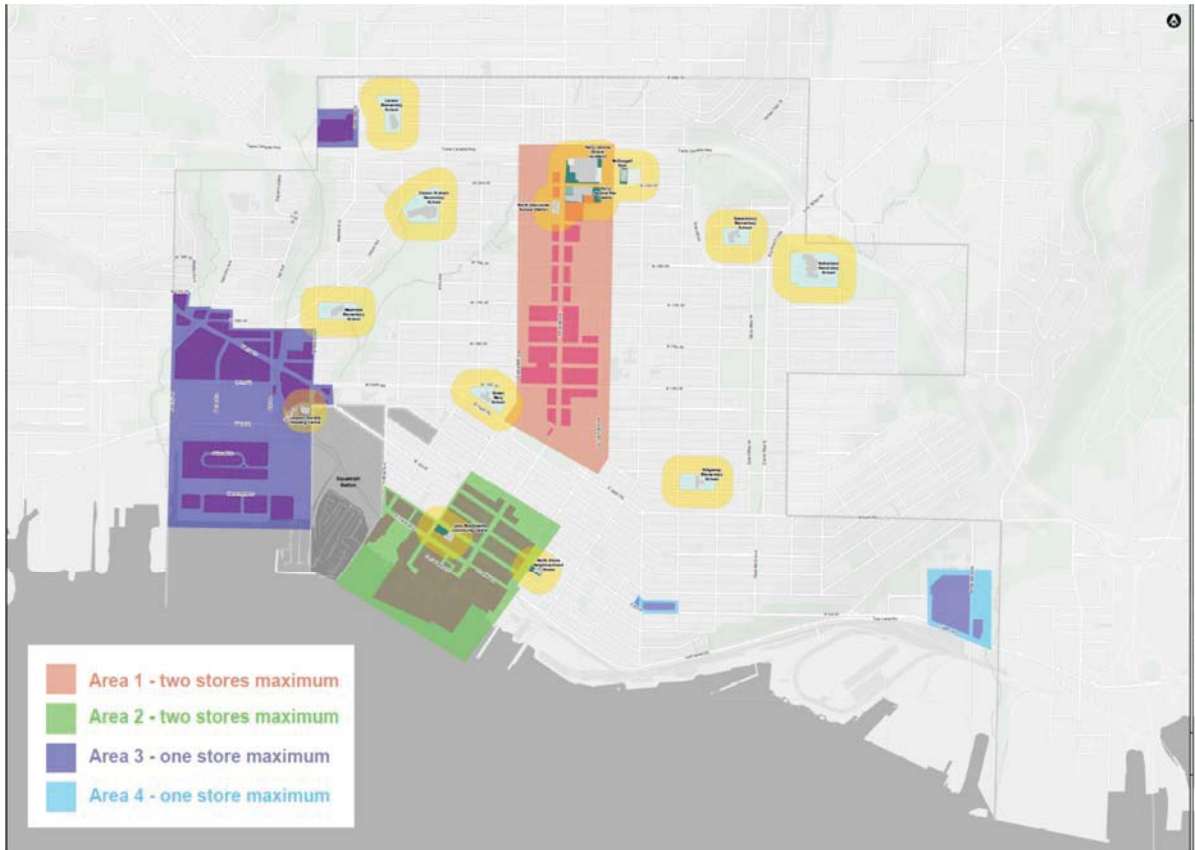
- Sensitive Use Buildings
- School/ School District
- Lookout Society
- Community/ Recreation Centres
- 100m exclusion buffer *
- OCP Land Use Designation
- Legal Parcels
- City Boundary

* buffers have been measured from legal parcel boundaries

Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 3
Recreational Cannabis Retail Businesses
Areas of Consideration



Policy Name: Recreational Cannabis Retail Policy

Policy Number: 7

Schedule 4 Recreational Cannabis Retail Businesses - Submission Requirements

REQUIRED INFORMATION / DOCUMENTATION	YES	NO
Name and contact information of applicant(s)		
Civic address and legal description of property where the proposed business is to be located		
Letter of consent signed by the subject property strata corporation or registered owner(s) authorizing application submission and proof of an option for lease or purchase of the subject property; or a State of Title Certificate confirming the ownership of the subject property		
Confirmation that the proposed location complies with all locational requirements as per this policy		
Full description of the proposed business operation, including, at minimum, the following information: <ul style="list-style-type: none">• past business experience• corporate structure• number of staff, products sold, target market, and hours of operation• other general business information		
Letter confirming that all individuals/corporate entities associated with the proposed business are <u>not</u> currently operating any illegal recreational cannabis operations in the City of North Vancouver		
Description of the expected time frame for commencing business activities within the City, if approved		
A Community Impact Statement outlining the following: <ul style="list-style-type: none">• Potential positive and negative economic, social and environmental impacts the business may have on the immediate neighbourhood and wider community• Strategies for mitigating potential negative impacts		
A Security Plan demonstrating security features that comply or exceed Provincial requirements		
Provincial licensing referral from Liquor and Cannabis Regulation Branch (required to be received from Province)		

#1 – 820 Marine Drive

Public Open House

Please Note: Should you provide your name and address, this form will become part of the staff report to City Council on this proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address. Your comments will be taken into consideration by City staff in its review of the application; however it will not be viewed by City Council or the public.

November 21, 2019 6:00 pm to 8:00 pm

Name: <i>P. Chapman</i>	
Address: <i>1055 Hardsworth Rd</i>	
1. Do you support the proposed project?	<i>Yes</i>
2. What do you like most about the proposed project?	<i>Good location nice design of building</i>
3. Do you have any concerns about the proposed project?	<i>Not really</i>
4. What would you suggest to improve or enhance the proposed project?	<i>well the parking arrangement is a little odd</i>
5. Please provide any additional comments. (use back of page if necessary)	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Russ Rossi

City of North Vancouver: David Johnson

Telephone: 604 683-0020

Telephone: 604 990 4219

E-Mail: russ123@ontracktv.com

E-Mail: djohnson@cnv.org

#1 – 820 Marine Drive

Public Open House

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November 21, 2019 6:00 pm to 8:00 pm

Name: NATHAN HYDE	
Address: 219 MACKAY RD.	
1. Do you support the proposed project? YES	
2. What do you like most about the proposed project? EDUCATION / FORWARD PROGRESS	
3. Do you have any concerns about the proposed project? THE CITY'S OWN LIMITATIONS ON DISPOSAL BINS	
4. What would you suggest to improve or enhance the proposed project? MORE EDUCATION!	SEMINARS / SESSIONS
5. Please provide any additional comments. (use back of page if necessary)	

Comments will be delivered to the City of North Vancouver for consideration. Alternatively, you may mail or email your comments to either the City of North Vancouver or to the applicant. All comments will be forwarded to the City.

CONTACTS:

Applicant: Russ Rossi

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Telephone: 604 683-0020

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820 Marine Drive (Bylaw 8750)

- OCP designation of Mixed-Use Level 2.
- Possible location within the West area of the City.
- Would occupy approximately 204.4 sq. metres (2,200 sq. feet) of floor area.
- Located along the north side of Marine Drive.
- Minimum of two off-street parking stalls will be provided.
- Outside of the sensitive use areas
 - Westview Elementary School (370 metres)
 - North Shore Shelter (372 metres)









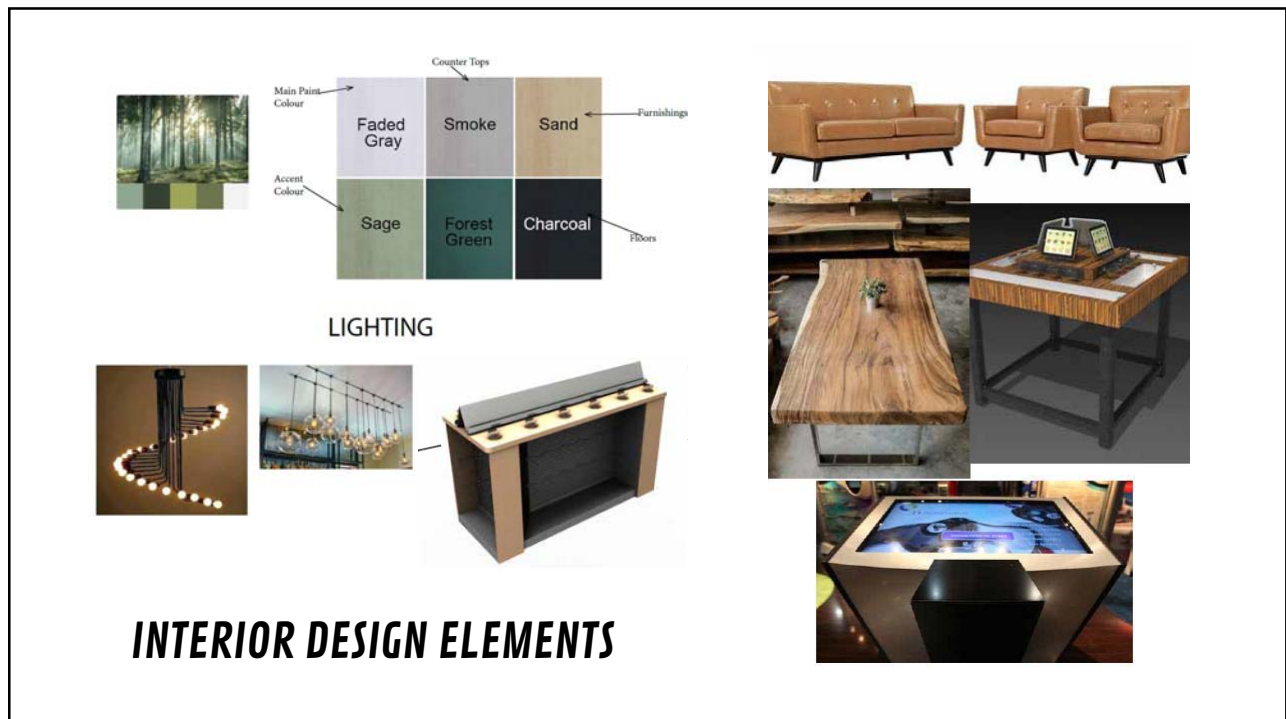
LEGAL CANNABIS FOR THE LOCAL ECONOMY

- *\$8.26 billion contributed to the country's GDP*
- *185% growth in the first 10 months since legalization*
- *By 2022, app. 320,000 will be hired in the cannabis industry*
- *\$186 million was made from taxes (10/18-03/19)*



These tax revenues can provide funding to:

- *Public health programs*
- *Law enforcement*
- *Drug treatment and mental health centers*
- *Educational campaigns such as school programs around anti-bullying, youth mentoring, and drug safety*



Crime Prevention Through Environmental Design (CPTED) is the science around the design and effective use of physical space to lead to a reduction in both the incidence and fear of crime.

The four main principles of CPTED are:

- *Natural surveillance*
- *Natural access control*
- *Territorial reinforcement*
- *Maintenance*

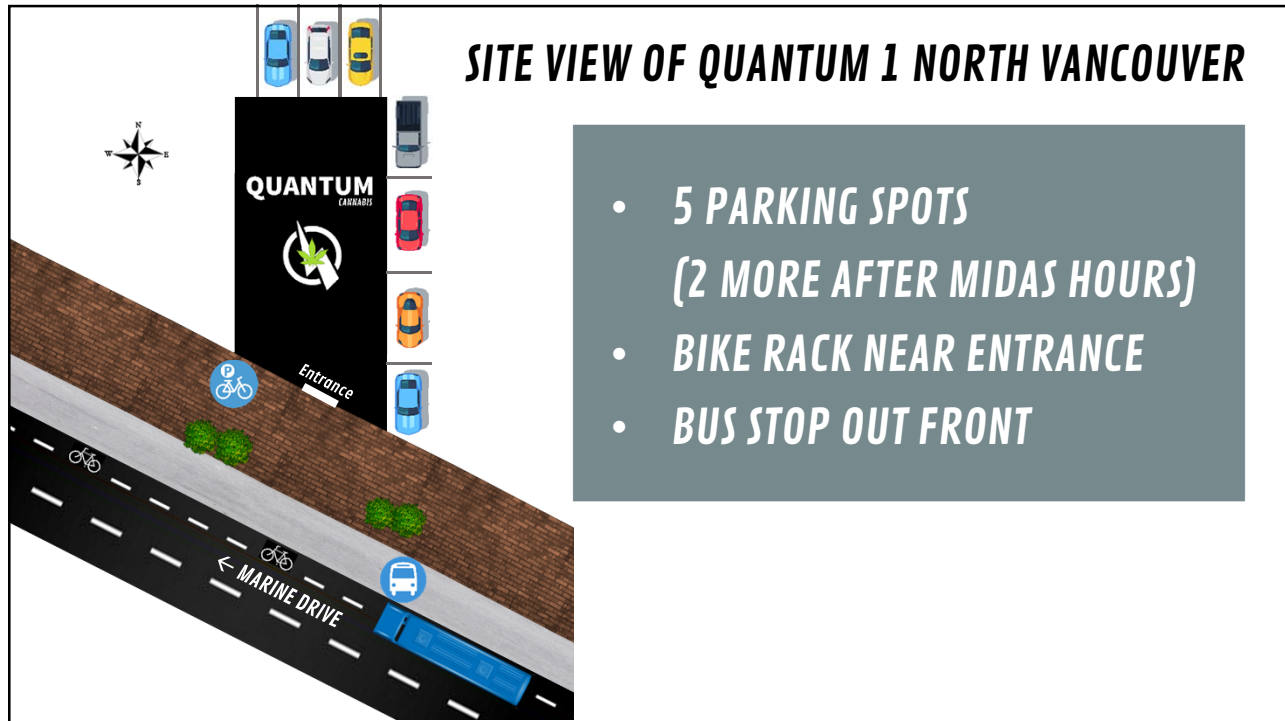
QUANTUM 1 SECURITY PLANS

LOSS PREVENTION

- *Monitoring station, maintained 24/7, 365 days a year*
- *Technical Security Officers and Investigators*

PHYSICAL SECURITY

- *Security grills over all exterior glazing*
- *High security locks and keys*
- *Hold up button*
- *Lockable cabinet/showcase displays*
- *Monitored burglar alarm system*
- *CCTV coverage of all areas of store*
- *Secure storage area, where the majority of cannabis will be stored*
- *Cash safe and cash deposit boxes for POS*





QUANTUM 1 NORTH VANCOUVER WILL:

- Provide an in-store "Cannabis Education Zone" where our community members can access reliable up-to-date information on all things cannabis
- Provide friendly experts who will help customers make the most informed decisions because their health & safety is a top priority

NORTH VANCOUVER COMMUNITY MEMBERS SUPPORT QUANTUM 1



SUPPORT REZONING APPLICATION:
1-820 Marine Drive
Recreational Retail Cannabis

I the undersigned work/live in the community near the proposed QUANTUM 1 Cannabis store at 1-820 Marine Drive. As neighbours, we would like to express our support for the rezoning of this location to "Recreational Retail Cannabis". We don't see any reason for the City to deny the rezoning of this location.

DATE	SIGNATURE	PRINTED NAME	ADDRESS
2019/11/19		PHILIP SONEI	820 118th West North Van BC V7P 1M6

DATE	SIGNATURE	PRINTED NAME	ADDRESS
2019/11/19		Parvaz Hossaini	852 Marine Dr - North Vancouver
2019/11/20		Kyle McKee	804 Marine Dr. North Vancouver
2019/11/19		Mandy Miller	107 806 Marine Drive
2019/11/20		Don Nasser	967 Marine Drive
2019/11/20		Adrienne Lest	998 Marine Drive
2019/11/20		Pauline	1040 Marine Drive
2019/11/20		Kait Hsu	1012 BSA Drive
2019/11/20		Marcus Bay	1093 MARINE DRIVE
11/20/19		DAN MACDONALD	987 MARINE DR.

DATE	SIGNATURE	PRINTED NAME	ADDRESS
Nov 20		JORDAN STALKER	807 WEST AVE
Nov 20		Arden Mack	510 Marine Dr
Nov 20		RINZAI GONZALEZ	5189 GASTON ST VANCOUVER
Nov 20		MARSHALL THOMPSON	154 E. 17th - North Van.
DATE	SIGNATURE	PRINTED NAME	ADDRESS
Nov 20		Brenda Guss	969 Marine Drive
Nov 20		Ayga Mercedes	981 Marine Dr.
Nov 20		Valin Nguyen	1600 Marine Dr.



The image shows three cannabis product labels from Quantum 1 Cannabis. The background is a forest scene with trees and sunlight filtering through the leaves. The labels are for 'DANCEHALL', 'SUPER SKUNK', and '50 KUSH'. Each label includes the brand name 'QUANTUM 1', the product name, a description of the strain, and THC/CBD percentages. The 'DANCEHALL' label is white with orange and blue accents. The 'SUPER SKUNK' label is white with green and blue accents. The '50 KUSH' label is white with purple and blue accents.

- Integrity & Safety
- Accessibility
- Community Initiatives

QUANTUM 1 CANNABIS IS HERE TO SERVE NORTH VANCOUVER



NOTICE OF PUBLIC HEARING

WHO: Quantum 1 Cannabis
WHAT: Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750 (CD-725)
WHERE: 820 Marine Drive
WHEN: Monday, February 24, 2020 at 7:00 pm
Council Chamber, City Hall
141 West 14th Street, North Vancouver

Notice is hereby given that Council will consider:

Zoning Amendment Bylaw, 2020, No. 8750

to rezone the property from Service Commercial (CS-1) to Comprehensive Development 725 (CD-725) Zone to add the use of Cannabis Sales as a permitted use to allow a Cannabis Retail Store on the property.

All persons who believe they may be affected by the proposal will be afforded an opportunity to be heard in person and/or by written submission. Written or email submissions must include your name and address and should be sent to the City Clerk, at input@cnv.org, or by mail or delivered to City Hall. Submissions must be received no later than 4:00 pm, Monday, February 24, 2020, to ensure their availability to Council at the Public Hearing. Once the Public Hearing has concluded, no further information or submissions can be considered by Council.



The proposed Zoning Amendment Bylaw and background material will be available for viewing at City Hall between 8:30 am and 5:00 pm, Monday to Friday, except Statutory Holidays, from February 14, 2020, and online at cnv.org/PublicHearings.

Please direct any inquiries to **David Johnson**, Planner, at djohnson@cnv.org or **604-990-4219**.

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8750

A Bylaw to amend “Zoning Bylaw, 1995, No. 6700”

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2020, No. 8750**” (Quantum 1 Cannabis / Russ Rossi, 820 Marine Drive, CD-725).
2. Division VI: Zoning Map of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by reclassifying the following lots as henceforth being transferred, added to and forming part of CD-725 (Comprehensive Development 725 Zone):

Lots	Block	D.L.	Plan	
E	D	265	20898	from CS-1

3. Part 11 of Division V: Comprehensive Development Regulations of Document “A” of “Zoning Bylaw, 1995, No. 6700” is hereby amended by:
 - A. Adding the following section to Section 1100, thereof, after the designation “CD-724 Comprehensive Development 724 Zone”:

“CD-725 Comprehensive Development 725 Zone”
 - B. Adding the following to Section 1101, thereof, after the “CD-724 Comprehensive Development 724 Zone”:

“CD-725 Comprehensive Development 725 Zone”

In the CD-725 Zone, permitted Uses, regulations for permitted Uses, regulations for the size, shape and siting of Buildings and Structures and required Off-Street Parking shall be as in the CS-1 Zone, except that:

- (1) In addition to the Principal Uses permitted in the CS-1 Zone, one Cannabis Sales retail store may be permitted.

READ a first time on the 10th day of February, 2020.

READ a second time on the 10th day of February, 2020.

READ a third time on the <> day of <>, 2020.

ADOPTED on the <> day of <>, 2020.

MAYOR

CITY CLERK