



MINUTES OF THE PUBLIC HEARING FOR 725 WEST 14TH STREET HELD IN THE COUNCIL CHAMBER, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON WEDNESDAY, JULY 17, 2019

PRESENT

COUNCIL MEMBERS

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor T. Hu
Councillor J. McIlroy
Councillor T. Valente (joined the meeting at 6:46 pm)

STAFF MEMBERS

L. McCarthy, CAO
K. Graham, City Clerk
C. Baird, Deputy City Clerk
J. Peters, Assistant City Clerk
M. Epp, Director, Planning and Development
S. Galloway, Manager, Planning
D. Johnson, Development Planner
W. Tse, Planner 2
L. Orr, Manager, Business and Community Partnerships

ABSENT

Councillor A. Girard

The Public Hearing was called to order at 6:46 pm.

PUBLIC HEARING – 725 West 14th Street

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8713” (City Cannabis / Krystian Wetulani, 725 West 14th Street, CD-720) would rezone the property from a Service Commercial (CS-1) Zone to a Comprehensive Development 720 (CD-720) Zone to add the use of Cannabis Sales as a permitted use to allow a Cannabis Retail Store on the property.

2. STAFF PRESENTATION

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

3. APPLICANT PRESENTATION

Ian Dawkins, Government Relations Consultant, and Krystian Wetulani, CEO and President, City Cannabis Corporation, provided a PowerPoint presentation on the application and responded to questions of Council.

4. SUMMARY OF CORRESPONDENCE

- Letter received May 27, 2019, from Homeyra Deris, Owner, Ava Music and Art Centre Ltd. 734 Marine Drive, North Vancouver, expressing opposition for the proposal, citing location in residential area, proximity to her business that caters to youth.
- Email received June 10, 2019 from Bruce Russell, owner, Gulf Pacific Group, 351 Bewicke Avenue, North Vancouver, expressing opposition for the proposal, citing location.
- Letter received June 24, 2019 from Joe Marston, 700 Marine Drive, North Vancouver, expressing opposition for the proposal, citing location, criminal activity, public loitering, product odour and property value impact.
- Email received July 8, 2019 from Anna Hardy, 1813 Mahon Avenue, North Vancouver, expressing opposition for the proposal, citing proximity to Mahon and Mosquito Creek Park Trailheads, North Shore Shelter, daycares and Westview School.
- Email received July 8, 2019 from Mike and B. Jenkins, 1403-112 East 13th Street, North Vancouver, expressing opposition for the proposal, citing loitering, crime, traffic and impact on quality of life.
- Email received July 9, 2019 from Serpil Ucok, 104-735 West 15th Street, North Vancouver, expressing opposition for the proposal, citing cannabis odour, loitering and negative impact on property values.
- Email received July 9, 2019 from, Ali Heydary, 28-728 West 14th Street, North Vancouver, expressing opposition for the entire proposal.
- Email received July 10, 2019 from, Steven Cole, 305-725 Marine Drive, North Vancouver, expressing opposition for the proposal, citing proximity to St. Leonard's Society, North Shore Shelter, Ava Music, Brain Stem Learning Canada, DEA Education Centre and residential buildings, vehicle congestion on Bewicke Avenue, loitering and littering, and expressing concern for retail cannabis sales and washroom accessibility to the laneway south of the building.
- Email received July 10, 2019 from Mary Chan, 309-733 West 14th Street, North Vancouver, expressing opposition for the proposal, citing public crowding, drug users, loitering and safety.
- Email received July 11, 2019 from Mike and Sheri Delcourt, 81-728 West 14th Street, North Vancouver, expressing opposition for the proposal, citing density, proximity to families, a music and arts centre and a halfway house for men recovering from substance abuse and location in a dark laneway.
- Traffic Count submitted by Krystian Wetulani, CEO and President, City Cannabis Corporation, 901-2445 West 3rd Avenue, Vancouver, dated June 2019, prepared by Mustel Group.
- Letter received July 12, 2019 to Krystian Wetulani, CEO and President, City Cannabis Corporation, 901-2445 West 3rd Avenue, Vancouver, from Phil Mansfield, President, 325 Holdings Ltd. 721 West 14th Street, North Vancouver, citing that Hertz Car Rentals will relocate if City Cannabis receives its cannabis retail licence.

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PUBLIC HEARING – 725 West 14th Street – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received July 12, 2019 from Brady Faught, 406-317 Bewicke Avenue, North Vancouver, expressing support for the proposal, citing business growth, legal use and regulation of cannabis, proven success of a similar business, proximity to schools and traffic.
- Email received July 14, 2019 from Amir Aghigh, 215-733 West 14th Street, North Vancouver, expressing opposition for the proposal, citing access to cannabis by teenage children.
- Email received July 15, 2019 from Michelle Hicks, 15-728 West 14th Street, North Vancouver, expressing opposition for the proposal, citing nearby young families, impact on property value, increased public, traffic, noise and parking.
- Email received July 15, 2019 from Elena Mashkova, 11-728 West 14th Street, North Vancouver, expressing concern for the proposal, citing increase in criminal activity, accessibility for youth, cannabis odours and proximity to a residential area.
- Email received July 15, 2019 from Yun Mi Huh, 410-733 West 14th Street, North Vancouver, expressing opposition for the proposal, citing nearby children and proximity to an elementary school.
- Email received July 16, 2019 from Shirin Sarabi, 205-725 Marine Drive, North Vancouver, expressing opposition for the proposal, citing nearby family-friendly area, possible effects on teens and adolescents.
- Email received July 16, 2019 from Yasser Azimi, 205-725 Marine Drive, North Vancouver, expressing opposition for the proposal, citing nearby family-friendly area, possible effects on teens and adolescents.
- Email received July 16, 2019 from Mind-Chang Chou, 58-728 West 14th Street, North Vancouver, expressing opposition for the proposal in general.
- Email received July 16, 2019 from Mark Orr, 413-317 Bewicke Avenue, North Vancouver, expressing opposition for the proposal, citing proximity to a halfway house for recovering substance abusers and a learning centre for children and youth, traffic, parking and loitering.
- Email received July 17, 2019 from Martina Blahova and Jiri Blaha, 404-725 Marine Drive, North Vancouver, expressing concern for the proposal, citing proximity to Ava Music and Art Centre, Brain Stem Learning, North Shore Academy, North Shore Shelter, St. Thomas Aquinas School and surrounding residential area, exposure of storefront and density.
- Email received July 17, 2019 from Marie D'Arrigo, 728 West 14th Street, North Vancouver, expressing opposition for the proposal, citing cannabis and cigarette smoke, littering, loitering and nearby residences.
- Email received July 17, 2019, from Shila Sarami, 215-733 West 14th Street, North Vancouver, expressing opposition for the proposal, citing youth living at home.
- Email received July 17, 2019, from Melina Tai, Ginger Jar, 1420 Fell Avenue, North Vancouver, expressing concern for the proposal, citing decline in aesthetics, homelessness, drug use, littering, theft, break-ins, proximity to businesses that cater to youth, schools and residences.
- Email received July 17, 2016, from Steve J., 728 West 14th Street, North Vancouver, expressing opposition for the proposal, citing proximity to residential neighbourhood, traffic, increased access via Mosquito Creek Trail, soon-to-be occupied nearby development and rezoning inconsistent with OCP.

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PUBLIC HEARING – 725 West 14th Street – Continued

4. SUMMARY OF CORRESPONDENCE – Continued

- Email received July 17, 2016, from Clarinda Kung, Landlord, 1420 Fell Avenue, North Vancouver, expressing opposition for the proposal, citing criminal activity, littering, homelessness, loitering and proximity to businesses that cater to youth, schools and residences.

5. SPEAKERS

- Phil Mansfield, 6-728 West 14th Street, North Vancouver, expressed support for the proposal, citing his family owns the building at 725 West 14th Street, North Vancouver, and they will relocate Hertz Car Rental to free up parking spaces for City Cannabis, should the licence application be approved.
- Heather Deris, Owner, Ava Music & Art Centre, 739 Marine Drive, North Vancouver, expressed opposition for the proposal, citing location, sensitive area range did not include her business as it is not defined as a school despite enrollment of over 300 children and youth, and present safety concerns with respect to loitering and littering of needles and condoms.
- Sarah Baldwin, 730 Marine Drive, Owner, BrainStem Learning, 730 Marine Drive, North Vancouver, expressed opposition for the proposal, citing location directly adjacent to her business, parking, influence on children and youth.
- Joe Marston, 317 Bewicke Avenue, North Vancouver, expressed opposition for the proposal, citing 100 metre exclusion zone, sensitive uses that fall within the exclusion zone, land use, threat of increased criminal activity, traffic and parking.
- Steven Jones, 728 West 14th North Vancouver, expressed opposition for the proposal, citing location in a residential neighbourhood, elimination of the exit from 14th Street to Marine Drive, empty business with Hertz Car Rental relocation, creation of a busy commercial area with a dead-end street, proximity from North Shore Shelter Society via trail, lack of information to future residents of the adjacent building and rezoning would be inconsistent with the OCP.
- David Rasouli, 275 West 2nd Street, North Vancouver, expressed opposition for the proposal, citing proximity to local businesses that provide services to youth.
- Clarinda Kung, Landlord, 1420 Fell Avenue, North Vancouver, expressed opposition for the proposal, citing criminal activity, littering, homelessness, loitering and proximity to businesses that cater to youth, schools and residences.

6. ADJOURN

Moved by Councillor McIlroy, seconded by Councillor Back

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2019, No. 8713” (City Cannabis / Krystian Wetulani, 725 West 14th Street, CD-720), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:50 pm.

“Certified Correct by the City Clerk”

CITY CLERK