



**MINUTES OF THE PUBLIC HEARING FOR MONEY SERVICES BUSINESS
HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID)
FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, NOVEMBER 4, 2024**

PRESENT

COUNCIL MEMBERS

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

STAFF MEMBERS

L. McCarthy, CAO
B. Pearce, Deputy CAO
P. DeJong, Acting Corporate Officer
J. Peters, Manager, Legislative and Election Services
L. Sawrenko, Chief Financial Officer
H. Granger, City Solicitor
K. Magnusson, Director, Engineering, Parks and Environment
D. Hutch, Deputy Director, Parks and Public Spaces
M. Kwaterska, Manager, The Shipyards and Waterfront
S. Galloway, Director, Planning and Development
J. Greig, Manager, Planning (Development Planning)
M. Chan, Director, Real Estate, Facilities and Economic Development
A. Gibbs, Sr. Manager, Communications and Engagement
L. Barton, Manager, Communications
H. van Gelderen, Legislative Services Advisor
S. Larisch, Administrative Coordinator

The Public Hearing was called to order at 6:18 pm.

PUBLIC HEARING – Money Services Business

1. INTRODUCTION

“Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9084” (Money Services Business) would amend the Zoning Bylaw to provide a definition for Money Services Business and to include a general provision that does not permit a Money Services Business to locate on the ground floor of a building in a commercial area.

Moved by Councillor Back, seconded by Councillor Bell

THAT the additional written submissions from the public be received.

CARRIED UNANIMOUSLY

2. SUMMARY OF CORRESPONDENCE

- Email dated October 23, 2024, from Anna Hardy, North Vancouver, expressing support for the proposal, citing restricting operation on ground floors in commercial buildings, maintaining a diverse range of businesses and contributing to a vibrant and dynamic local economy.

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PUBLIC HEARING – Money Services Business – Continued

2. SUMMARY OF CORRESPONDENCE – Continued

- Email dated October 23, 2024, from Luke Ramsey, North Vancouver, expressing support for the proposal, citing restricting operation on ground floors in commercial buildings, maintaining a diverse range of businesses and contributing to a vibrant and dynamic local economy.
- Email dated October 23, 2024, from Michelle Benicka, North Vancouver, expressing support for the proposal, citing restricting operation on ground floors in commercial buildings, maintaining a diverse range of businesses and contributing to a vibrant and dynamic local economy.
- Letter dated October 30, 2024, from Pat Penner, North Vancouver, expressing support for the proposal, citing increase of money services businesses along Lonsdale Avenue, diminished diversity and types of businesses on Lonsdale Avenue, and the potential for revitalization of Central Lonsdale.
- Email dated October 30, 2024, from David West, North Vancouver, expressing support for the proposal, citing increased number of existing money services businesses and limiting them to keep City streets livable for everyone.
- Email dated October 31, 2024, from Judy Brouillet, North Vancouver, expressing support for the proposal, citing increased money exchange businesses and availability of more shopping options in the neighbourhood.
- Email dated November 1, 2024, from Tina Gilbertson, North Vancouver, expressing support for the proposal, citing overabundance of money exchange businesses in the City crowding out other types of business and having a negative impact on the quality of life.
- Letter dated November 4, 2024, from Jairo Yunis and Emily Boston, Canadian Federation of Independent Business, Vancouver, expressing opposition for the proposal, citing unfairness to a particular type of business and the potential for unintended consequences in the City's local business environment.
- Letter dated November 1, 2024, from Patrick Stafford-Smith, NV Chamber, North Vancouver, expressing opposition for the proposal, citing unfairness by singling out and restricting a particular business type, and the potential for distrust within the community.
- Email dated November 4, 2024, from Mehdi Rabbani, North Vancouver, expressing support for the proposal, citing an excessive number of money services businesses adds to the congestion in the area and a desire for more specialty shops.
- Email from Hilton Shandler, North Vancouver, expressing opposition for the proposal, citing unfairness to commercial property owners by restricting a particular business type for leasing purposes.

3. SPEAKERS

- Mehdi Farhad, North Vancouver, expressed opposition for the proposal, citing unfairness by singling out and restricting money services businesses in particular and potential barriers for newcomers to Canada.
- Matt Osborne, Vancouver, expressed opposition for the proposal, citing unfairness by restricting money services businesses and potential barriers for newcomers to Canada.

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PUBLIC HEARING – Money Services Business – Continued

3. SPEAKERS – Continued

- Adrian Mak, North Vancouver, expressed support for the proposal, citing unfairly restricting money services businesses.
- Kaity Arsoniadis, Vancouver, expressed opposition for the proposal, citing difficulty in renting commercial space to new tenants if money services businesses are restricted.
- Tony Pappajohn, Vancouver, expressed opposition for the proposal, citing unfairness by singling out and restricting money services businesses and a request to wait for the Lonsdale Great Street project.

4. ADJOURN

Moved by Councillor Shahriari, seconded by Councillor Back

THAT the Public Hearing, regarding “Zoning Bylaw, 1995, No. 6700, Amendment Bylaw, 2024, No. 9084” (Money Services Business), adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:19 pm.

“Certified Correct by the Acting Corporate Officer”

ACTING CORPORATE OFFICER