

File No.: 04-1000-20-2017-230

June 28, 2017

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of June 15, 2017 for:

**Public Consultation Letters for DP-2017-00005 (Village Wellness Society) from May 19, 2017 to June 5, 2017.**

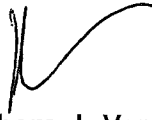
All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-230); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'B. Van Fraassen', with a stylized, flowing script.

**Barbara J. Van Fraassen, BA**  
**Director, Access to Information**

*Barbara.vanfraassen@vancouver.ca*  
*453 W. 12th Avenue Vancouver BC V5Y 1V4*  
*Phone: 604 .873.7999*  
*Fax: 604.873.7419*

Encl.

:ma

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Re: DP-2017-00005  
**Date:** Monday, June 05, 2017 12:16:55 PM

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Hi Kyle,

I am 100% in support of THIS particular establishment. The owners, Andrea and Jeremy, are nothing like the "fly by night" stoners that run other dispensaries. They are a lovely couple that are very supportive of cannabis used for medicinal purposes. They run a clean store with a professional environment. The reason I know so much about this place is because they helped my s.22(1), with her arthritis! After a thorough education talk with them, and trying some different options, we have s.22(1) CBD pills that have her walking like a puppy again. There's very little THC in them, which means she doesn't experience any sort of "high". The CBD is a natural analgesic and anti-inflammatory. They've helped her so much and I fully support cannabis being used in a positive, proper way. I personally don't use any of the products, but s.22(1) is doing very well on them. I have them to thank for her good health - so I fully support them permanently setting up shop.

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development App DP-2017-00005  
**Date:** Monday, June 05, 2017 11:32:56 AM

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Dear Mr Pringle,

I am hoping that this development application will not be allowed to proceed. The proposed location is in a beautiful building in an area visited by a very large number of tourists. There are also many families with children living in the area. There are already far too many marijuana stores in the Kitsilano area, but to put one in this building would be particularly inappropriate.

Yours sincerely,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** RE: DP-2017-00005  
**Date:** Monday, June 05, 2017 9:35:37 AM

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I forgot to relay my credentials which I sent in a subsequent message.

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**From:** Pringle, Kyle [Kyle.Pringle@vancouver.ca]  
**Sent:** June-05-17 09:31  
**To:** s.22(1)  
**Subject:** RE: DP-2017-00005

Hi s.22(1)

Thank you for sending in comments. They will be presented to the Director of Planning when we meet to determine if this application should be approved or refused.

Regards,

Kyle Pringle  
Project Coordinator - Development Review Branch  
Development, Buildings, and Licensing - City of Vancouver  
West Annex at City Hall, 515 West 10<sup>th</sup> Avenue  
**phone** (604)873-7088  
**email** kyle.pringle@vancouver.ca

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**From:** s.22(1)  
**Sent:** Monday, June 05, 2017 9:31 AM  
**To:** Pringle, Kyle  
**Subject:** DP-2017-00005

I urge City of Vancouver to carefully examine the impact that this change in use, namely from Retail to Medical Marijuana Related Use, will have on our coveted community. Particularly when The College of Physicians and Surgeons of British Columbia states in their ***Professional Standards and Guidelines – Cannabis for Medical Purposes*** that: ***Few reliable published studies are available on the medical benefits of cannabis. The amount of active ingredients in cannabis varies significantly, depending on the origin and method of production of the substance;*** and that ***potential side effects of cannabis, such as sedation or cognitive impairment, can impact patient safety.*** Health Canada attests in their ***Cannabis for medical purposes*** publication that: ***driving, operating heavy equipment, or other activities involving alertness and coordination may be unsafe for up to 24 hours following a single consumption, depending on the dosage, the delivery route, and the patient's age and other health factors.***

I assure you that in time this trend of marijuana use shall fade and perish. It remains to be seen whether we, as members of society now, shall be praised or condemned for our action or inaction by members of society then.

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP-2017-00005  
**Date:** Monday, June 05, 2017 9:31:03 AM

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I urge City of Vancouver to carefully examine the impact that this change in use, namely from Retail to Medical Marijuana Related Use, will have on our coveted community. Particularly when The College of Physicians and Surgeons of British Columbia states in their ***Professional Standards and Guidelines – Cannabis for Medical Purposes*** that: ***Few reliable published studies are available on the medical benefits of cannabis. The amount of active ingredients in cannabis varies significantly, depending on the origin and method of production of the substance;*** and that ***potential side effects of cannabis, such as sedation or cognitive impairment, can impact patient safety.*** Health Canada attests in their ***Cannabis for medical purposes*** publication that: ***driving, operating heavy equipment, or other activities involving alertness and coordination may be unsafe for up to 24 hours following a single consumption, depending on the dosage, the delivery route, and the patient's age and other health factors.***

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**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** RE: DP-2017-00005  
**Date:** Monday, June 05, 2017 9:34:03 AM

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I urge City of Vancouver to carefully examine the impact that this change in use, namely from Retail to Medical Marijuana Related Use, will have on our coveted community. Particularly when The College of Physicians and Surgeons of British Columbia states in their ***Professional Standards and Guidelines – Cannabis for Medical Purposes*** that: ***Few reliable published studies are available on the medical benefits of cannabis. The amount of active ingredients in cannabis varies significantly, depending on the origin and method of production of the substance;*** and that ***potential side effects of cannabis, such as sedation or cognitive impairment, can impact patient safety.*** Health Canada attests in their ***Cannabis for medical purposes*** publication that: ***driving, operating heavy equipment, or other activities involving alertness and coordination may be unsafe for up to 24 hours following a single consumption, depending on the dosage, the delivery route, and the patient's age and other health factors.***

I assure you that in time this trend of marijuana use shall fade and perish. It remains to be seen whether we, as members of society now, shall be praised or condemned for our action or inaction by members of society then.

s.22(1)

al Hospital  
Faculty, University of British Columbia  
Chairman, The Waterfall Building Strata Council  
President, The Waterfall Building Strata Corporation

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Resident's response to DP-2017-00005  
**Date:** Sunday, June 04, 2017 11:20:46 PM

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Regarding DP-2017-00005, 1540 W 2nd notice of development application

I'm a resident a block from this address. This address is too close to Granville Island --a tourist/family area-- and there isn't enough residential density in this area to need another medical marijuana store when there are already such shops 2 blocks away on Burrard at 3rd ave (not sure if it's medical), 4th ave near Fir st,. and 6 blocks up on 4th (Buddha Barn) plus others on 4th ave that may or may not be for medical use.

This area also has a lot of vacant lots/train tracks/forest where tourists could go and smoke up. This isn't what I want for this area that is desolate by 5:00 pm when most of the businesses close on 2nd ave, 3rd ave and 4th ave.



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Cc:** ["LAGOONS COUNCIL"](#)  
**Subject:** Notice of Development Application 1540 West 2nd DP-2017-00005  
**Date:** Sunday, June 04, 2017 12:27:51 PM

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We have received the above notice. The notice is incomplete as 1540 includes a lot of businesses; it is only when I go on the web-site that I discover that it is actually 206-1540 that the application is being made for. I suggest that the notice should be cancelled and resent so owners in the area know which unit is being considered for change of use.

We live s.22(1) a hundred steps to the proposed location. Our Strata property is quite large, including two lagoons, and any number of locations for people to loiter unseen. Strata Council is working diligently to keep our property safe and free of vagrants and other visitors who have no business being here. For example, owners recently approved additional exterior lighting in areas of the complex that are dark. However, we have had a significant number of incidents where individuals have come onto our property to use marijuana. This makes our owners feel intruded upon and, more importantly, unsafe.

s.22(1) I do not support locating a retail medical marijuana business at 206-1540 West 2<sup>nd</sup> Avenue.

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development Application #1540 West 2nd Avenue - DP-2017-00005  
**Date:** Friday, June 02, 2017 9:19:43 PM

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Hello Kyle,

I would like to express my dissatisfaction with the possibility of The Village Wellness Society to locate at 1540 West 2nd Avenue.

There are a number of reasons I do NOT want to see this business move into this space:

- there is considerable traffic and pedestrian volume on this street in relation to Granville Island tourism already and adding another 40 or more clients each day will add to congestion.
- there is evidence of an increase risk associated with crimes that support marijuana users, such as auto break-ins; previously identified for our housing development by the Vancouver Police department's Crime Watch program.
- Many young families live in the Mariner Walk development and the children should not have to be exposed to a focus on drug sale, use and an increased number of users in such close proximity.
- the list of certifications noted in the operational letter does not include any medical qualifications.
- These shops sell marijuana use supplies that will attract street users beyond the currently referenced medical marijuana users
- I do not personally want to be exposed daily to the increased and irresponsible public use of this drug and this approval will regretfully have a negative influence on my continuing support of the Vancouver land lease program and tax base in the False Creek South area at Granville Island.

Thank you for the opportunity to express my rising concern,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 1540 west 2nd DP-2017-00005  
**Date:** Friday, June 02, 2017 6:17:17 PM

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To Kyle Pringle, Project Coordinator  
Re: 1540 west 2nd DP-2017-00005

I would like to express that I am against a change in zoning to accommodate this medical marijuana business. At this time this is not a legal business according to the Criminal code of Canada. The city of Vancouver should not be changing zoning or licensing these business.

Also there are many such businesses within a small radius and this one is in close proximity of Granville Island Kids Market.

Thanks,

s.22(1)



Sent from my iPad

**From:** [Kathy Tuulos](#)  
**To:** [Pringle, Kyle](#)  
**Subject:** Letter - DP-2017-00005  
**Date:** Friday, June 02, 2017 11:57:32 AM  
**Attachments:** [image001.png](#)  
[Low Tide Properties - COV - DP 2017 00005.pdf](#)

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Hi Kyle,

Please find attached our letter with respect to the Notice of Development Application changing the use from retail to medical marijuana at 1540 West 2<sup>nd</sup> Avenue.

Could you please advise if you need an original copy sent by mail as well?

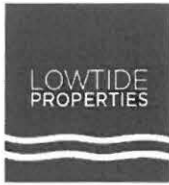
Thank you,  
Kathy



**Kathy Tuulos**  
Senior Property Manager  
600 – 21 Water Street  
Vancouver, B.C. V6B 1A1  
Direct: 778 945 3200  
Cell: 604 808 7454  
[www.lowtideproperties.com](http://www.lowtideproperties.com)

**For after-hours emergencies please call 1 888 221 5586**

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LOW TIDE PROPERTIES LTD.  
600 - 21 Water Street  
Vancouver, B.C. V6B 1A1, Canada  
Tel: (604) 727-7232  
info@lowtideproperties.com  
www.lowl tideproperties.com

June 2, 2017

Kyle Pringle  
Project Coordinator  
Development, Buildings & Licensing  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Dear Kyle:

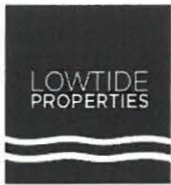
Re: Notice of Development Application – 1540 West 2<sup>nd</sup> Avenue; DP-2017-00005  
Change of Use From Retail Store to Medical Marijuana-Related Use

We are in receipt of the Notice of Development Application for 1540 West 2<sup>nd</sup> Avenue (DP-2017-00005), wherein The Village Wellness Society has applied to change the use of this commercial unit from Retail to a Medical Marijuana-Related use.

Low Tide Properties Ltd. owns and manages several properties in the area, including 1638 West 3<sup>rd</sup> Avenue, 1770 West 7<sup>th</sup> Avenue and 1995 Cypress. Along with the City of Vancouver, our neighbouring property and business owners, we envision a community that welcomes families, nurtures local and entrepreneurial businesses, promotes environmental sustainability and supports the arts.

**It is therefore our recommendation that this application be denied due to the negative impact this use will have on not only the surrounding businesses and properties, but the community as a whole.**

We are approached regularly by medical marijuana businesses interested in leasing our vacant units. However, throughout our experience as property owners and managers, we have seen that medical marijuana related uses have a detrimental impact on both the property itself and the neighbourhood in which it resides. Vandalism and property crime, as well as public use of marijuana, increase. It becomes more difficult to lease premises that neighbour marijuana-related uses, resulting in higher vacancy and lower property values. As the medical marijuana industry remains highly unregulated, we are concerned that the risk of adding such uses to our City's vibrant communities is too high.



LOW TIDE PROPERTIES LTD.  
600 - 21 Water Street  
Vancouver, B.C. V6B 1A1, Canada  
Tel: (604) 727-7232  
[info@lowtideproperties.com](mailto:info@lowtideproperties.com)  
[www.lowtideproperties.com](http://www.lowtideproperties.com)

Thank you for the opportunity to provide feedback with respect to this Development Application. If you would like to discuss this further, I can be reached by email at [ktuulos@lowtideproperties.com](mailto:ktuulos@lowtideproperties.com) or by phone at (778) 945-3200.

Best regards,

**LOW TIDE PROPERTIES LTD.**

A handwritten signature in black ink, appearing to read "Kathy Tuulos". The signature is fluid and cursive, with the first name "Kathy" and last name "Tuulos" clearly distinguishable.

Kathy Tuulos

Senior Property Manager

**From:** [Paul Dragan](#)  
**To:** [Pringle, Kyle](#)  
**Cc:** s.22(1)  
**Subject:** 1540 West 2nd Ave. Retail Marijuana  
**Date:** Tuesday, May 30, 2017 10:13:22 AM

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Hello Kyle;

Would you kindly register my comment as OPPOSED this the proposed retail store for marijuana.

We run a family bicycle store less than 100 meters from this location (1810 Fir Street) and have operated such for over 30 years.

We feel this type of operation would not benefit the neighborhood, and would be detrimental to the surrounding business.

Your truly,

**Paul Dragan**  
**"Big Wheel"**  
**Reckless Bike Stores**  
www.reckless.ca  
Tel: 604-648-2600  
**110 Davie Street**  
dragan@rektek.com

**Stores:**  
**110 Davie Street (Yaletown)**  
**Vancouver, B.C. V6Z 2V4**  
**604-648-2600**

**NEW ! Reckless Electric Bicycle Company Ltd**  
**1357 Hornby Street (Hornby Bike Lane)**  
**Vancouver, B.C. V6Z 1W7**  
**604-669-8311 dragan@rektek.com**

**1810 Fir Street (Near Granville Island)**  
**Vancouver, B.C.**  
**604-731-2420**

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP-2017-00005  
**Date:** Tuesday, May 30, 2017 9:20:01 AM

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Hi Kyle;

I want to register my NON-AGREEMENT with the Development Permit application cited above. Vancouver is well supplied with such “Medical” marijuana outlets already and this neighbourhood is a family-oriented residential area therefore not appropriate for such a business.

Best regards

s.22(1)

A large grey rectangular box redacting the signature and name of the sender.



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 1540 west 2nd ave - DP 2017 - 00005  
**Date:** Monday, May 29, 2017 3:45:13 PM

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Hi Kyle,

Drugs kill many people. Drug dealers are only concerned with money and not about people welfare.

They are irresponsible and scum of the earth.

Just look at 4/20 and look at what damages they did.

Selling drugs for profit and not paying for the damages they caused and say they don't have the money.

They should all be closed down and locked up.

s.22(1)



**From:** [Elena Fiume](#)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development Application - 1540 West 2nd Ave, Vancouver- Neighbouring comments  
**Date:** Monday, May 29, 2017 3:18:10 PM

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Attention: Kyle Pringle- Project Coordinator  
and  
Director of Planning

Re: Development Application for Change of Use- 1540 West 2nd Avenue, Vancouver, B.C.

As one of the owners of the adjacent building (1590 West 2nd Avenue and 1820 Fir St, Vancouver, B.C. ) which includes a mix of family focused businesses and tenants, we do not support this application as we feel it is not complementary nor supportive to area tenants and businesses.

Elena Fiume  
Luigi's Salumeria Ltd.

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 1540 west 2nd ave , DP -2017-00005  
**Date:** Monday, May 29, 2017 12:09:15 PM

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Dear Kyle,

I am totally against selling of harmful drugs in this area.

It will bring in unsavoury characters into the neighbourhood and lower the values of the area.

All the junkies will be breaking into area business to steal so that they can get their drugs.

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s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** W. 2nd development  
**Date:** Monday, May 29, 2017 11:18:33 AM

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There are a number of 'pot shops' in this area, at least one on 3rd Ave near Burrard and one on 4th just west of Burrard. As well as a number of others on 4th and in the general area.  
I fail to see that we need more.

s.22(1)

Sent from my iPad

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Re: 1540 West 2nd Ave.  
**Date:** Monday, May 29, 2017 10:32:54 AM

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We all know that although medical marijuana may be useful in some instances, the proliferation of premises for selling it are a joke in this city, as are the "prescriptions" for it.

As you are asking for my opinion on the permission for such a business at the above address, I say NO.

s.22(1) :- ) Sent from my iPad

**From:** [Vancouver Wonders](#)  
**To:** [Pringle, Kyle](#)  
**Subject:** Comments on DP-2017-00005, 1540 West 2nd Ave  
**Date:** Monday, May 29, 2017 7:27:34 AM

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The poignant smell of the cannabis fume from the dispensary and from the loitering smokers may not be welcomed in front of other people's businesses. Not to mention the loitering itself adding to other problems.

Until the government has learned to effectively contain fumes, I suggest careful scrutiny of their locations. COV should consider housing dispensaries within hospitals and other government related institutes, including within the City Hall, so that city officials may fully experience and assess the issue firsthand.

Thank you.

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP 2017-00005  
**Date:** Sunday, May 28, 2017 1:18:55 PM

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I write in response to the Notice of Development Application for 1540 West 2nd. I strongly oppose this application. This area is already tremendously busy with traffic to Granville Island - both tourist and local. It is a family friendly area and a medical marijuana use is not consistent with the existing businesses and residential mix. There are plenty of medical marijuana shops less than 3 blocks away on West 4th Avenue.

There are already significant problems with parking in this neighbourhood, as well as many challenges with the volume of people flowing through this neighbourhood - pedestrians, traffic and other forms of transport.

Please deny this application.

Regards,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Re development application1540 West 2nd  
**Date:** Sunday, May 28, 2017 12:45:10 PM

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Dear Sir,  
I find it hard to believe that Vancouver needs another marijuana store. When I walk down 4th avenue there are numerous marijuana stores. I am totally not in favour of this application. Wait until the federal government issues legislation and decides on how the product will be distributed and by whom.  
Sincerely,

s.22(1)

Sent from my iPad



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Cc:** [lagoonscouncil](#)  
**Subject:** DP-2017-0005 Development application at 1540 West 2nd Avenue  
**Date:** Saturday, May 27, 2017 2:55:36 PM

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Hi Kyle

I am writing to object to the above DP on the strongest possible grounds. We have had had Medical Marijuana facilities in this neighbourhood for some time, although one recently closed. This is a residential neighbourhood and s.22(1) is maintained by the owners at our expense and the extensive gardens and walks, while not public property are available for the public to enjoy. This has been a very happy arrangement for many years.

Since medical marijuana use facilities started opening in the neighbourhood, there has been a dramatic increase in the number of people loitering, smoking, getting stoned and generally making life in the neighbourhood frequently unpleasant. As you likely know it is very easy to get a prescription for medical marijuana and soon that won't even be required.

If the situation was comparable to alcohol I would have no problem. We have the Granville Island Brewing Company and Liberty Wines on Granville Island and people do not go buy their beer and wine and then decamp to our property or the seawall and proceed to drink up, get drunk or whatever. They buy their alcohol and go to a private home to enjoy it. That is not the case with the marijuana use stores. They buy the dope and smoke it right here or at least too many of them do.

And the proposed hours only compound the problem.

Thanks for listening.

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Village Wellness Society  
**Date:** Friday, May 26, 2017 7:42:03 PM

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Our household of 3 are 100% Against this "Medical Marijuana" Site!

We live in an area where we've seen an influx of drug use, needles and garbage over the last year. There are many young families in the area and this is also a very big tourist destination( Granville Island). In the evening it is quite and the proposed hours with that many transient drug users coming and going will have a negative impact on our neighbourhood.

Bottom line is this is not the area for for this dispensary.

Thank you.

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** OBJECTING DP-2017-00005 (1540 W. 2nd Ave)  
**Date:** Thursday, May 25, 2017 9:22:27 PM  
**Attachments:** [1540W2 objection to appeal 2016Aug.pdf](#)  
[1540W2 objection to appeal 2017May.pdf](#)

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Dear Kyle,

See the attached objection letter addressing your Notice of Development Application dated May 19, 2017, along with August 2016's objection.

Let me know if you have any questions.

thanks

s.22(1)

Board of Variance  
Vancouver City Hall  
453 West 12<sup>th</sup> Avenue  
Ground Floor  
Unit #112  
Vancouver, BC  
V5Y 1V4  
Attention: Louis Ng, Secretary

By email: [bov@vancouver.ca](mailto:bov@vancouver.ca)

Dear Madam/Sir:

**Re: Appeal No. Z34929 – 1540 West 2<sup>nd</sup> Avenue (Unit #206)**

This letter is to object the Appeal filing by The Village Wellness Society under the application number Z34929 requesting a relaxation of Section 11.28.2(a) of the Zoning and Development By-law and in relation to request to change the use of the existing space to a Medical Marijuana Related-Use at this site.

The reasons for my objections are:

1) The Waterfall Building is too close to the False Creek Community Center and Kids Market located in the Granville Island.

I understand the current bylaw restricts a medical marijuana dispensary if it is located more than 300 meters away from any community center or school. Per [www.mapquest.ca](http://www.mapquest.ca), the Waterfall Building is located within 500 meters from the False Creek Community Center (1318 Cartwright Street) with lots of children participating in various activities. In addition, the Waterfall Building is located within 400 meters from another children's favourite – the Kids Market (1496 Cartwright Street). Such distances are slightly more than the 300 meters per the city bylaw, but given the proximity to two popular children locations, such application for having a medical marijuana site should be denied.

2) The Waterfall Building is located just outside of one of Vancouver's best tourist locations – Granville Island.

According to [www.tourismvancouver.com](http://www.tourismvancouver.com), the Granville Island each year attracts more than 10.5 million people. It is a family-oriented attraction with tourists ranging from all ages. The Waterfall Building is literally just at the mouth of Granville Island. As such, having a medical marijuana dispensary is very inappropriate.

3) The Waterfall Building is an iconic building promoting “community spirit”.

This building was designed in 1996 by BC legendary architect Arthur Erickson, with the concept of creating a “community spirit”, which is why all the units are grouped around a south facing light filled inner courtyard that is private, but connected to the street.

The “community spirit” means the building is for everyone, being seniors, adults, children, professionals, artists, students and the like. Having a medical marijuana unit right next to the iconic 40-foot long curtain of water which flows from the center of the curve into the large reflecting pool underneath as well as next to the iconic large glazed wedge-shaped art gallery is a disservice to Arthur Erickson’s concept of uniting the community. The medical marijuana dispensary only serves a small pocket of people and does not add any value to this “community spirit”.

4) The Waterfall Building is used in the filming industry.

The concrete and glass structure houses units for artists that combine living and work space. The focal point of the Waterfall Building is the central skylit gallery that has been used in the entertainment industry such as ABC’s “V” series as well as Fox’s “Almost Human”.

Unit #206 is located right outside of the focal point and if its use is changed to medical marijuana dispensary, it will negatively impact the Waterfall Building’s reputation in the filming industry.

Conclusion:

**s.22(1)** Having a unit that runs a medical marijuana dispensary in the building will negatively impact the building’s iconic image, reputation as well as the community spirit. In addition, this location is too close to many children’s facilities such as the False Creek Community Center and the Kids Market, to name a few.

City of Vancouver  
Development, Buildings & Licensing  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4  
Attention: Kyle Pringle, Project Coordinator

By email: [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)

May 25, 2017

Dear Madam/Sir:

**Re: DP-2017-00005 – 1540 West 2<sup>nd</sup> Avenue (Unit #206)**

This letter is to object the Notice of Development Application filed by The Village Wellness Society (hereafter known “VWS”) under DP-2017-00005 requesting the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use.

In August 2016, I filed an objection with Louis Ng, Secretary of the Board of Variance, regarding VWS’s application under Appeal No. Z34929. I have attached that objection letter for your reference again.

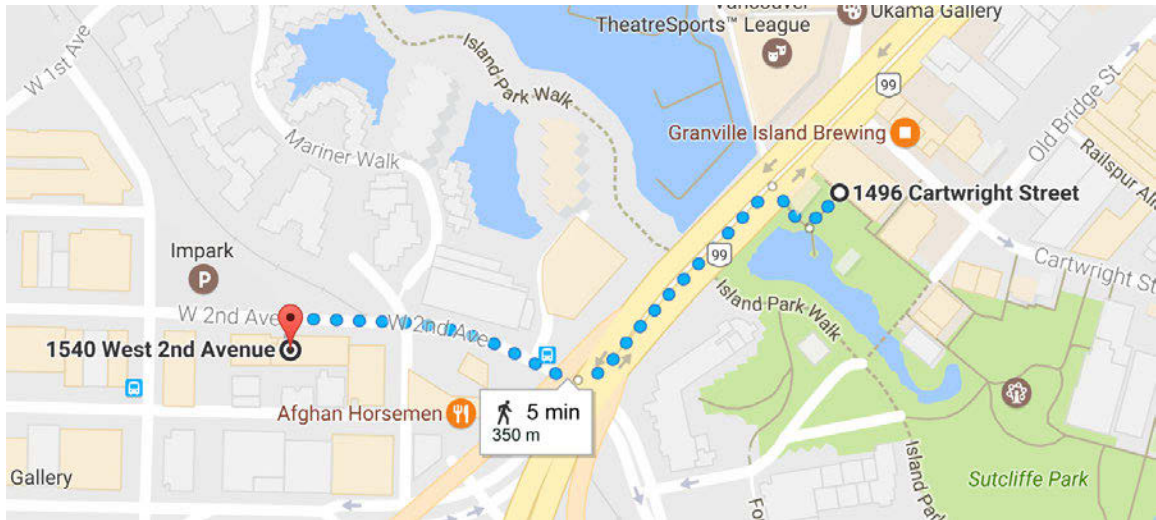
1540 West 2<sup>nd</sup> Avenue is known as the Waterfall Building designed by the iconic Canadian architect Arthur Erickson. Its pyramid-looking gallery and the waterfall on 2<sup>nd</sup> Avenue are renowned, especially its proximity to the entrance of Granville Island.

VWS has been operating its medical marijuana business at unit #206 of 1540 West 2<sup>nd</sup> Avenue without a proper license for close to a year, if not more. I do not understand how VWS can be doing its marijuana business without a proper license issued by the City of Vancouver and not to be closed down by the city!!

As a result of this “illegal” operation by VWS, the most recent episode at our iconic building is a break-in at 2:45am on May 25, 2017 through VWS’ front glass door. Yes, this is only a break-in to VWS and should not concern us. However, the Waterfall Building is a live-work building where there are residents sleeping at night. This is not just a “retail” space. A late-night break-in will not only startle residents, but also increase the anxiety level of the residents that the thief (thieves) could further break-in to other units in the building.

I reiterate that having a marijuana-related business in the Waterfall Building is not only harmful to our building, but also harmful to the children and teenagers that the City of Vancouver bylaw supposedly protects. It is because The Waterfall Building (1540 West 2<sup>nd</sup> Avenue) is too close to the False Creek Community Center and Kids

Market located in the Granville Island. Using Google Map, it is identified that the distance between 1540 West 2<sup>nd</sup> Avenue and Kids Market (1496 Cartwright Street) is only 350 meters or 5 minute walking.



Please reject the application by VWS to turn the commercial retail unit to a medical marijuana related use unit. If you have any questions, please contact me at 604-763-7000.

Regards

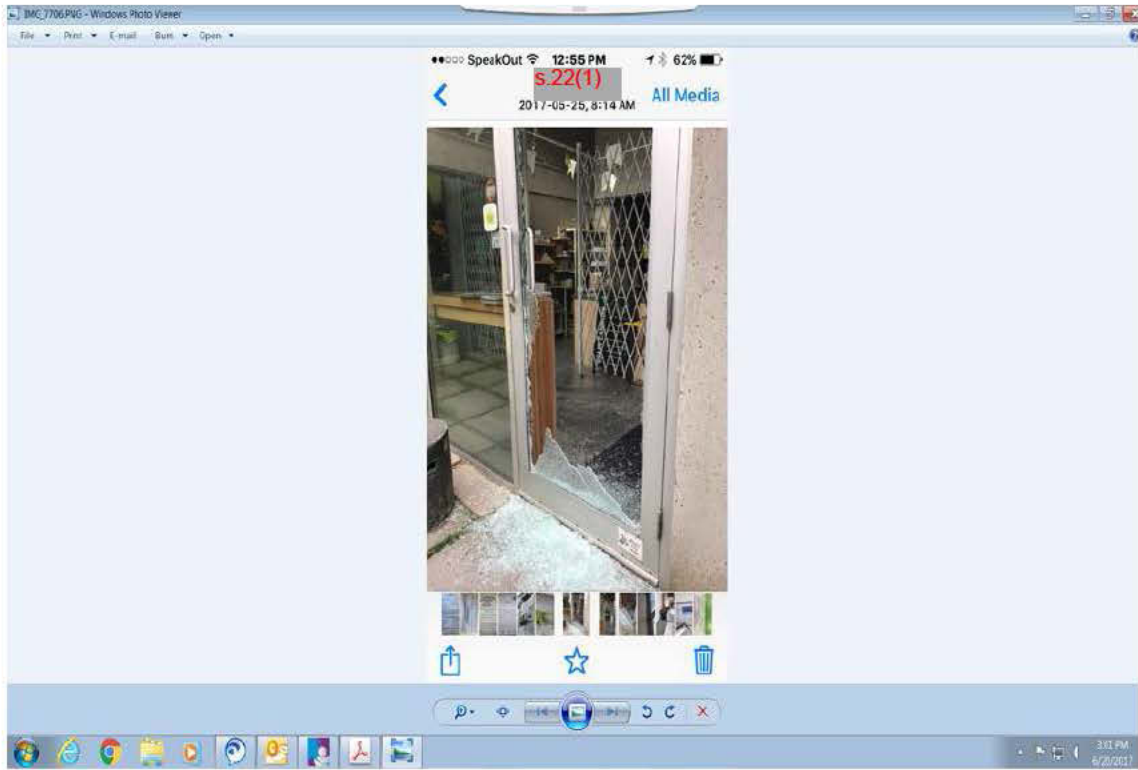
s.22(1)

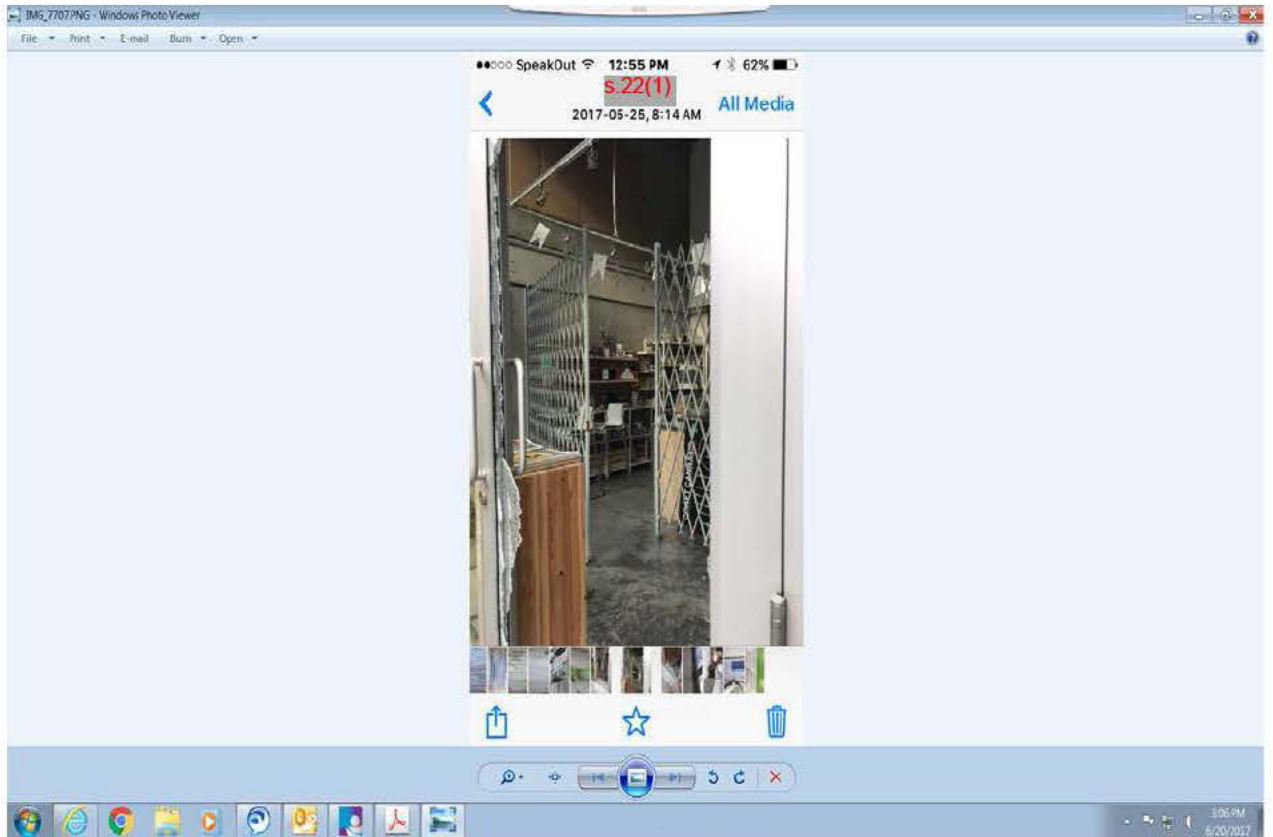
**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 1540-West 2nd DP-2017-0005  
**Date:** Thursday, May 25, 2017 1:01:44 PM  
**Attachments:** [IMG\\_7706.PNG](#)  
[ATT00004.txt](#)  
[IMG\\_7707.PNG](#)  
[ATT00005.txt](#)  
[IMG\\_7708.PNG](#)  
[ATT00006.txt](#)

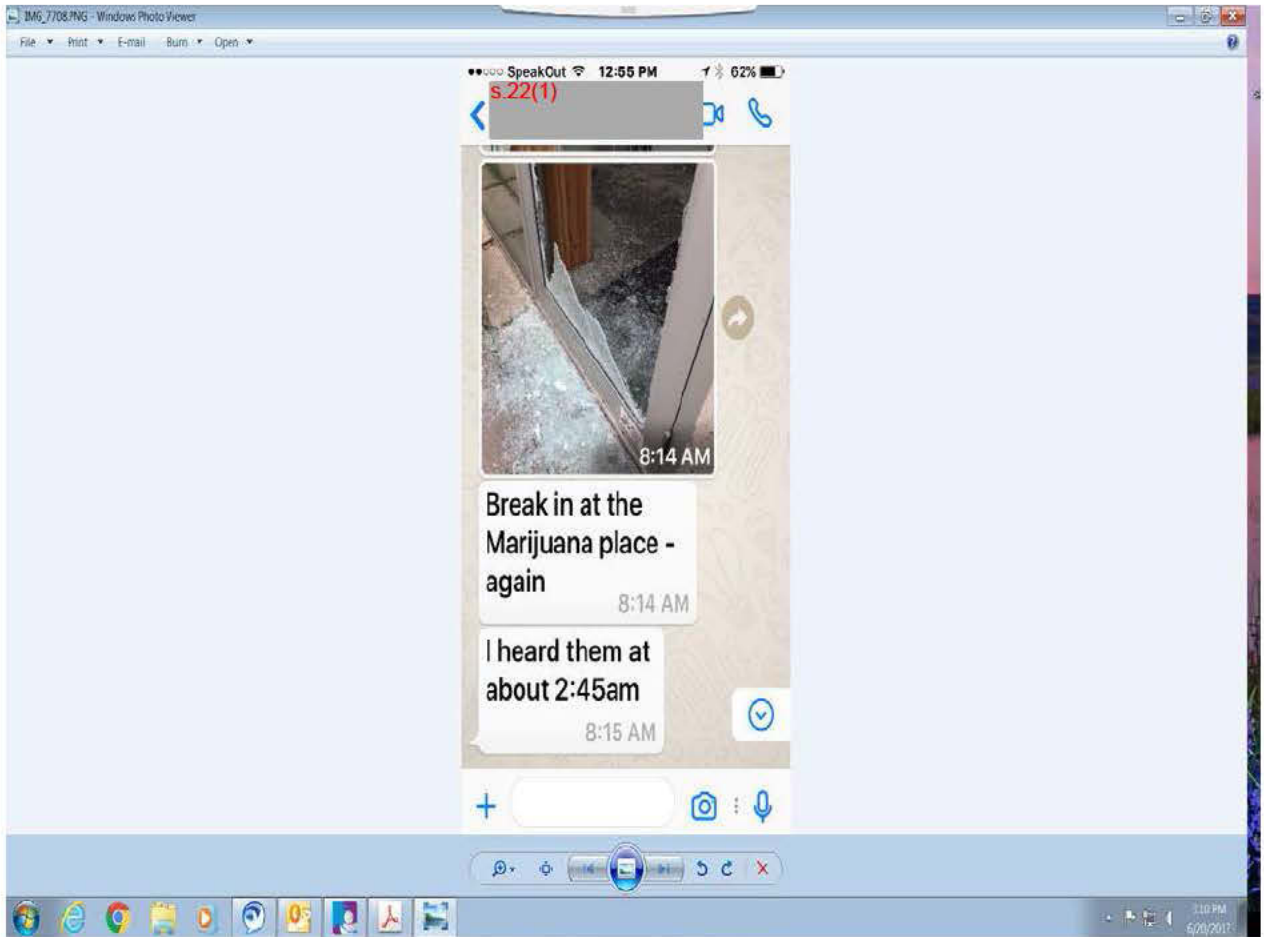
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Dear Kyle,  
We are owner of s.22(1)  
and we strongly oppose this application.  
Please count my vote as oppose side regarding this issue. Thx  
s.22(1)









**From:** s.22(1)  
**Subject:** Notice of Development Application DP-2017-00005  
**Date:** Thursday, May 25, 2017 1:01:19 PM

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Hi Kyle,

Thanks very much for asking for the opinions of the neighbourhood of West 2ND Ave.

I give this idea a resounding 'NO'.

There was a Cannabis dispensary in this same block not far from Starbucks and shortly after it opened I noticed nefarious young men skulking around my community that I had never seen before. It made me feel unsafe in my own neighbourhood.

Within two weeks of that store closing, the vicinage felt clean again and safety returned to my community.

I implore you, if you have the power, to stop this from happening again. I want to feel safe walking down my own street.

Regards,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 1540 West 2nd Avenue DP-2017-00005  
**Date:** Thursday, May 25, 2017 12:41:47 PM

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Dear Kyle Pringles.

We are owner of s.22(1) we strongly oppose this application

as this kind of business in our location already have bad influence in our building.

I am sure no one in our building, owners, tenants will support this application.

I get news from my tenant that this unit was being broken in on May 24 at around 2:45am.

She sent me the pictures of the broken front door, the glass front was smash and the pieces of glass scattered on the ground. It never happened before. I am sure the business in this unit was targeted for some porpoise.

Please count me in the oppose side for this application.

Thank you for your attention.

Sincerely yours

s.22(1)

glas

Sent from my iPad

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP-2017-00005, 1540 West 2nd Ave.  
**Date:** Thursday, May 25, 2017 11:46:24 AM

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Mr. Pringle,

I am a resident of s.22(1) I am writing, as invited, to oppose the development application by The Village Wellness Society to change the use of the above-noted retail space from Retail to Medical Marijuana Related Use.

I am by no means a militant anti-marijuana activist, nor am I bothered by the prospect of its legalization or people using the drug recreationally or for medical purposes so long as it's done in a responsible manner. However, since medical marijuana outlets have been approved by the city they seem to be popping up everywhere. There are several on 4th Avenue alone, and at least one within a 5 minute walk of 1540 West 2nd Ave. Does the city really need any more? I would argue no. They are becoming as ubiquitous as Starbucks and, though I am a militant frappuccino drinker, even with coffee shops enough is enough at a certain point. One of the things that is interesting about Vancouver, and this neighbourhood in particular, is its dynamism and variability. When any type of business occupies a storefront on every block, we lose the opportunity to build character and uniqueness, which is what attracts a lot of people to Vancouver, residents and tourists alike.

Also, is this really the type of retail establishment we want to be occupying the entrance of Granville Island? While it is almost certainly only a matter of time, general marijuana use isn't yet legal in Canada and it seems odd to me that we would chose to ignore that fact at all, let alone advertise it at the gates of one of Vancouver's crown jewels (everyone knows putting "medical" in front of the marijuana use part doesn't change anything, it just attempts to legitimize it). I believe in putting our best foot forward to tourists from near and far and I suspect that for most this isn't it.

I urge the Director of Planning to reject this application and save the space for something much more interesting.

Thank you for the opportunity to comment.

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 1540 W 2nd Application, Notice of Change DP-2017-00005  
**Date:** Wednesday, May 24, 2017 8:47:13 PM

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Dear Mr. Pringle,

I feel strongly that the request should be denied for the change from Retail to Medical Marijuana Related. DP-2017-00005

1540 West 2nd, is one quarter block to the west of there was a dispensary and men often congregated in the alley and on the railway tracks directly behind s.22(1)

s.22(1) We have several paraplegics, stroke victims, disabled in our building, seniors and the co-op is full of young children and the disabled also. The children all walk to school right across the street. Most do not have parents that can take them. It left the air strongly smelling of skunk/marijuana and the parents were very nervous. s.22(1) hat was approached and grabbed by a couple of stoned and drunk men and she through her purse and ran to get away from a group of young men. She was injured and is still afraid to walk there. I am strongly against this approval action. We were all greatly relieved when the other one Marijuana sales office across the street shut down and the activity stopped. The other was located beside 1833 Anderson left. The windows were smashed when it was shut down but the neighborhood became safer.  
Please inform us of your decision.

Thank you very much for your consideration.

s.22(1)



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**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP-2017-00005  
**Date:** Wednesday, May 24, 2017 4:05:29 PM

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I have received notice of the Development application for a Medical Marijuana unit at 206 1540 west 2nd Ave.

s.22(1)

I object strongly to this going ahead.

It is not necessary and is not desired.

There are currently already 4 other Marijuana dispersal units:

Weeds @ 1807 Burrard

Canna clinic @1812 west 4th

Puff @ 1838 west 4th

Canna wide @ 1864 west 4th

And that is just within a few blocks of the proposed new place.

This whole thing is now becoming a bit of a joke as far as Vancouver city is concerned.

You have strict rules on how close a beer dispensary or liquor store can be to each other.

There is not one anywhere near here.

Why is it more difficult to buy beer than it is to buy illegal drugs ?

Why not open a liquor store there instead ?

Or heaven forbid, an actual store selling food and groceries.

You know, the stuff people actually need on a daily basis.

Marijuana is still an illegal drug and there are no proven medical studies to state that it cures or relieves any illnesses.

So to call these places clinics or medical at all is pathetic.

It is no more a medicine than a glass of whiskey is.

If it is so good for people why isn't it given away for free!

I hope this application is rejected.

I do not want any more places producing the smell of dope till 9pm most nights  
thanks.

Yours,

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Comments on Development Application, 1540 West 2nd Ave DP-2017-00005  
**Date:** Wednesday, May 24, 2017 3:37:23 PM

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Dear Mr. Pringle. We have received a card requesting comments on this application. We s.22(1)  
s.22(1) from the proposed Medical Marijuana retailer.

We do not object on principle to these types of facilities, and would not object to this one.

However, we think the proposed hours of opening are quite long, till 7 pm M-W, and till 9 T-F. There may be no way of modifying this if the permit is issued, but if so we would urge shortening to 6 pm M-T, till 9 on Friday. We would also have concerns about possible loitering and smoking on the sidewalk outside the storefront. Will the city restrictions on smoking outdoors be applied to cannabis?

Thanks you

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Village Wellness Society  
**Date:** Wednesday, May 24, 2017 3:50:18 PM

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Kyle

As a nearby property owner, I object to a change of use for this Medical Marijuana Related Use.

There are too many of these shops, too close to each other including:

1712 West 4th Ave  
1812 West 4th Ave  
1952 West 12th Ave  
1807 Burrard  
1833 Anderson

s.22(1)

Vancouver, BC  
V6J 1G1

s.22(1)