

File No.: 04-1000-20-2017-343

December 6, 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 September 18, 2017 for:

**Neighborhood complaints and the documents supporting the Director of Planning's decision to deny the application DP-2016-00715.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s. 13(1) and 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.

Please note: records marked 'not responsive' do not pertain to application DP-2016-00715. Correspondence that is not in English has been marked as 'requires translation'.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-343); 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', written in a cursive style.

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

*Barbara.vanfraassen@vancouver.ca*  
*453 W. 12th Avenue Vancouver BC V5Y 1V4*  
*Phone: 604.873.7999*  
*Fax: 604.873.7419*

Encl.

:ma

# NOTICE OF DEVELOPMENT APPLICATION

138 East Pender Street  
DP-2016-00715



February 22, 2017

Apple Health Society has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana-Related Use. The proposal includes the following:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2950 square feet; and
- proposed operating hours Monday to Sunday 8am – 10pm

Under the site's HA-1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **March 10, 2017**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact John Freeman, Project Facilitator at 604-871-6076 or [john.freeman@vancouver.ca](mailto:john.freeman@vancouver.ca)

April 12, 2017

414-1027 Davie St  
Vancouver, BC V6E 4L2

Dear Andrew Wharton:

**RE: 138 E PENDER STREET, Vancouver, BC V6A 1T3  
Development Permit Number DP-2016-00715**

Please be advised that the Director of Planning has Refused DP-2016-00715 on 12 April 2017, for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Objections Received; objections have been received from neighbouring property owners; and
- Unsatisfactory - Proposed Use; the proposed use is unsatisfactory at this location

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



John Freeman  
john.freeman@vancouver.ca  
(604) 871-6076

JCF/

April 18, 2017

Dear Property Owner:

**RE: 138 E PENDER STREET, Vancouver, BC V6A 1T3  
Development Application Number DP-2016-00715**

Please refer to my letter prior to March 31, 2017, regarding the application submitted by Andrew Wharton, DBA Apple Heath Society stamped "RECEIVED" by this department on November 24, 2016, for a change of use from Retail Store to Medical Marijuana-Related Use and to provide interior alterations at the above address.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on April 12<sup>th</sup> 2017, and was refused for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Objections Received; objections have been received from neighbouring property owners; and
- Unsatisfactory - Proposed Use; the proposed use is unsatisfactory at this location.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter. The applicant must register their appeal to the Board of Variance within 30 days of the date of refusal.

Yours truly,



John Freeman  
john.freeman@vancouver.ca  
(604) 871-6076

JCF/

From: [graham@myeden.ca](mailto:graham@myeden.ca)

To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

Date: 11/25/2016 9:46:09 AM

Subject: Apple Health 138 E Pender DE 419508

Attachments: 138 Site Plan.pdf

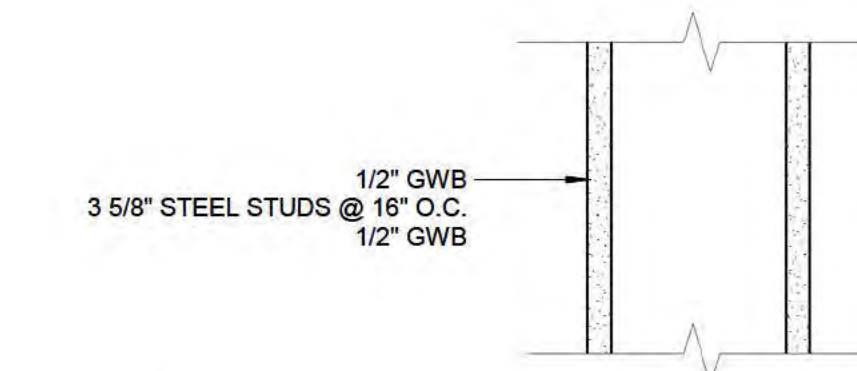
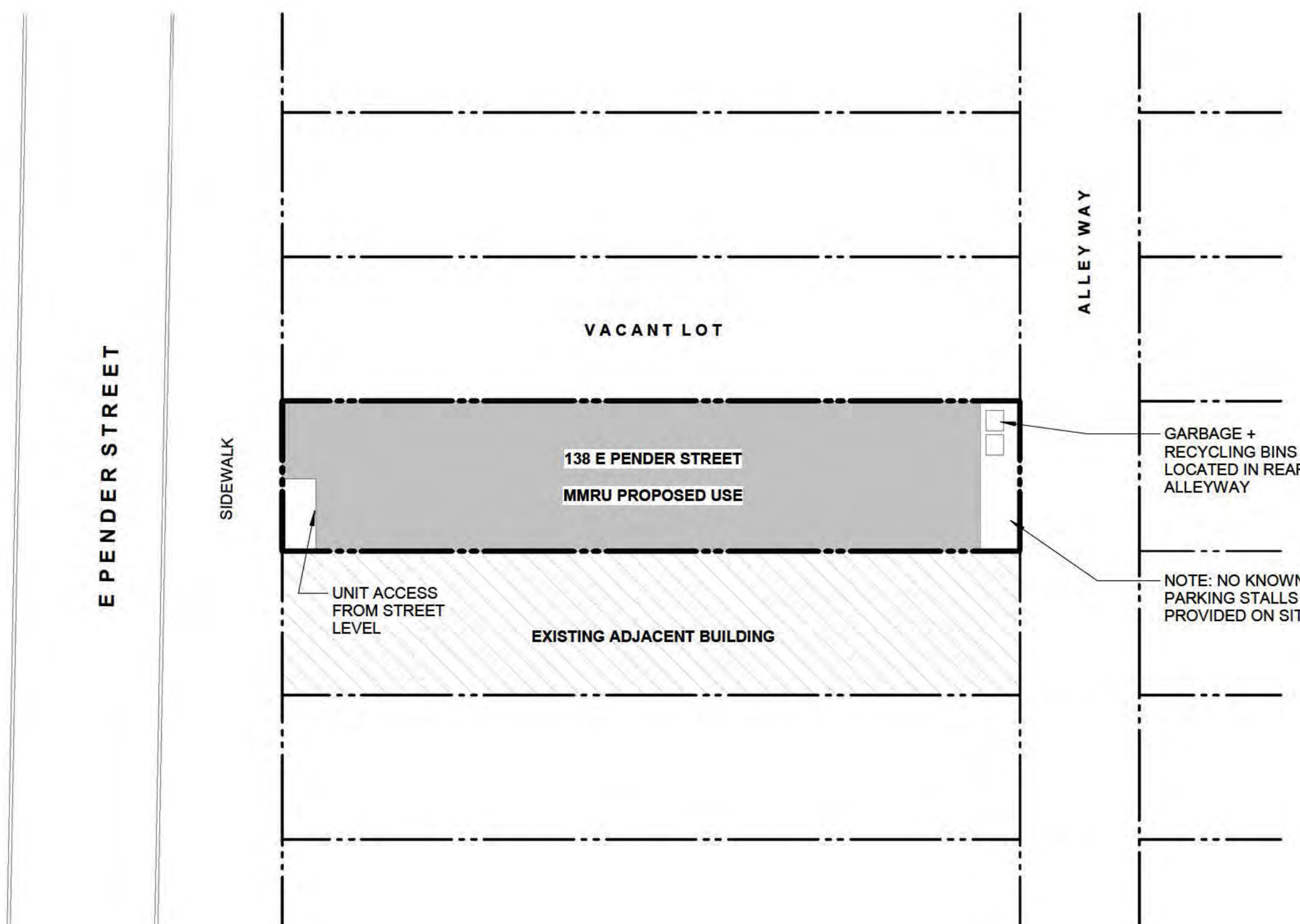
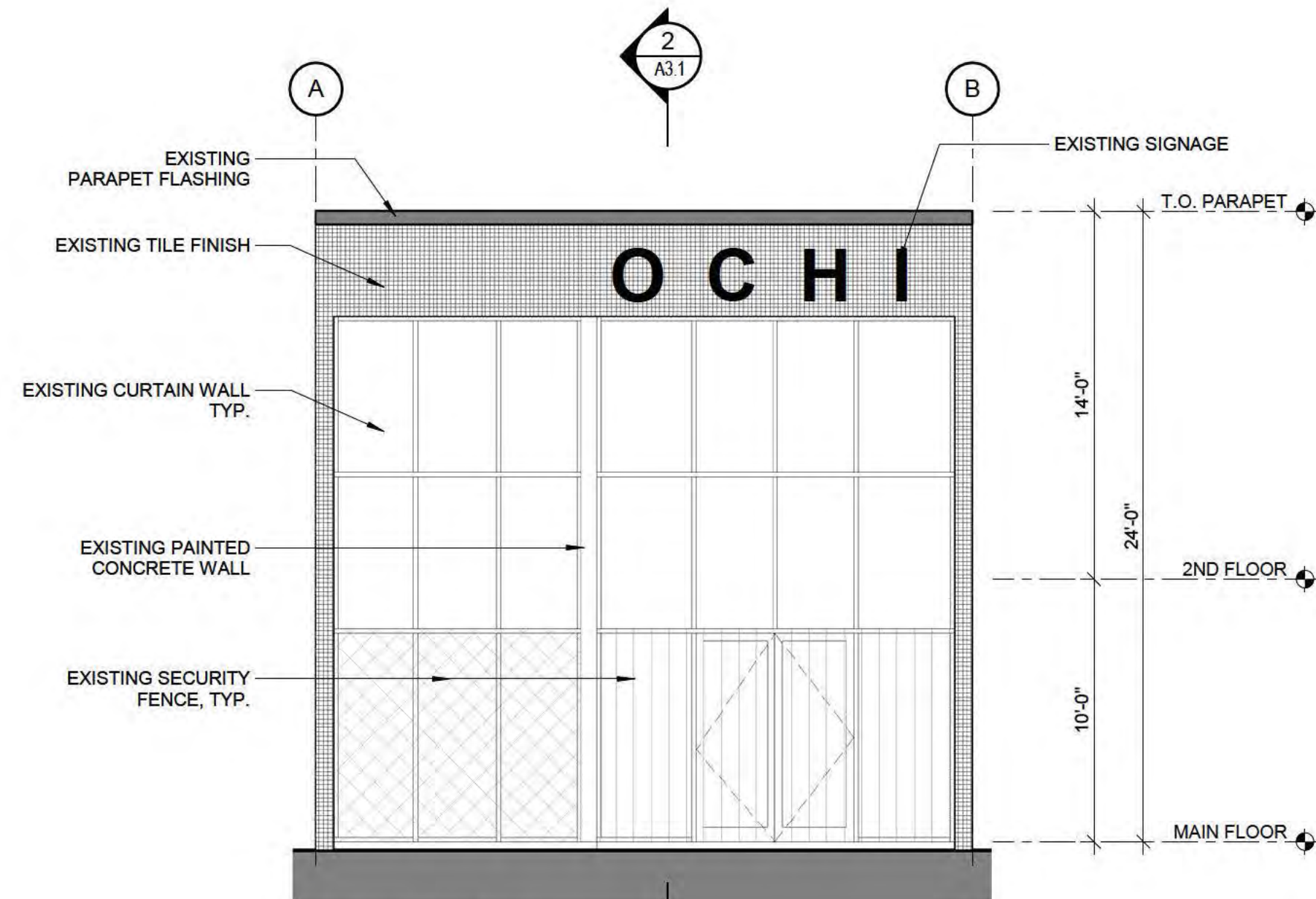
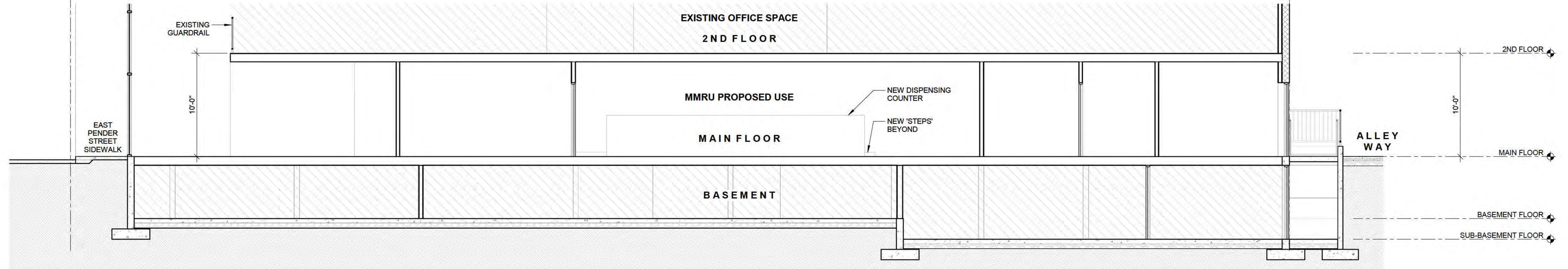
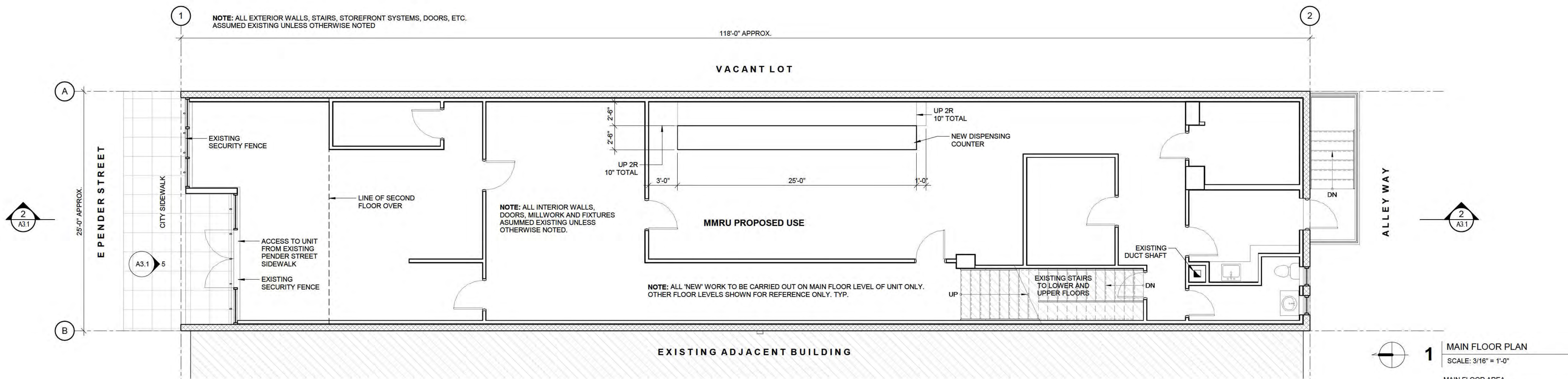
138 Pender LTC.pdf

Operational Letter apple.docx

Hi

Please find attached documents for the application.

Graham



**PROPERTY DATA**

CIVIC ADDRESS: 138 E PENDER STREET, VANCOUVER, BC

LEGAL ADDRESS: LOT 31, BLOCK 15, DISTRICT LOT 186  
PLAN VAP 184

**GENERAL NOTES**

- GENERAL CONTRACTOR TO CONFIRM ALL EXISTING DIMENSIONS & EXISTING STRUCTURE BEFORE COMMENCING WORK.
- ALL NEW WALLS TO BE 3 5/8" STEEL STUDS @ 16" O.C. & 1/2" GWB BOTH SIDES OF WALL U.N.O.
- ALL FIXTURES TO OWNER'S SELECTION.

NO.	DATE	YMD	DESCRIPTION
2	2018/11/21		ISSUED FOR BP
1	2018/09/27		ISSUED FOR REVIEW

ISSUES / REVISIONS

T.I. FOR APPLE HEALTH

PROJECT NAME

138 EAST PENDER STREET, VANCOUVER, BC

PROJECT ADDRESS

SITE PLAN, FLOOR PLAN, SECTION, DETAILS

DRAWING NAME	SCALE	As indicated
DRAWN	LS	
CHECKED	NF	
PROJECT NO.	NFA16111	
SHEET DATA		

**A3.1**



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR2179053

Graham Es  
141-1027 Davie St  
Vancouver BC V6E4L2  
Pick up by: Graham Es

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://stc.ltsa.ca/stc> (access code 536275).

I certify this to be an accurate reproduction of title number **BB4020565** at 15:38 this 23rd day of November, 2016.

  
REGISTRAR OF LAND TITLES



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<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	BB4020565 BM197791
<b>Application Received</b>	2011-11-03
<b>Application Entered</b>	2011-11-24
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	KWOK NGAN LEE, BUSINESSPERSON 6439 GRANVILLE STREET VANCOUVER, BC V6M 3E5
<b>Taxation Authority</b>	CITY OF VANCOUVER
<b>Description of Land</b> Parcel Identifier: Legal Description:	015-666-689 LOT 31 BLOCK 15 DISTRICT LOT 196 PLAN 184

LAND TITLE OFFICE

## STATE OF TITLE CERTIFICATE

Certificate Number: STSR2179053

### Legal Notations

HERITAGE DESIGNATION BY-LAW, VANCOUVER CHARTER SECTION 593,  
SEE BJ91210 AND BV47125

**Charges, Liens and Interests** NONE

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

1. Description of Operation

Location: 138 E Pender St, Vancouver BC, V6A 1t3

The proposed operation at 138 Pender St will be a Medical Marijuana Related Use. It will provide individuals who provide medical documentation regarding a specific condition that benefits from the use of medical marijuana. Clients must be 19 years or older. Our services will include a knowledgeable staff and information will be provided to assist clients in their purchase. Medical Marijuana related products will be available for purchase at this business location. There will be no Medical Marijuana Edibles available at this business. Massage chair massages, Nutritional Consultations and Emotional Support are separate services provided by the organization available 8am to 7pm by appointments only.

2. Hours of Operation

The business will be open Monday to Sunday 8am to 10pm.

3. Name of Operator

The business will do business as Eden Medicinal.

Business contact: Andrew Wharton

604.379-3872

4. Relaxation Rationale

Non applicable.

5. Number of Staff

Minimum of two staff working at all times.

6. Certifications

Eden Medicinal is certified through CAMCD and Apple Health Society is a recognized as a Trade Member.

Names of staff will be provided separately.

7. Number and Age Range of Children

Service provided to anyone over the age of 19. Minors will not be served.

8. Parking and Loading Strategy

Street parking is available out front of location with metered parking available.

There is no staff parking available.

9. Noise Mitigation

There will not be any noise generated from business outside the premises.

10. Line ups

There will be no people lined up outside the premises of the business.

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: "KELLER, Jodyne" <jodyne.keller@vpd.ca>

Date: 4/10/2017 2:35:01 PM

Subject: FW: 138 E Pender DP-2016-00715 MMRU change of use

Hi Jodyne,

Any concerns about this location from VPD perspective. We are planning to refuse it under Bylaw requirements but if you have a reason to not approve as well it would support our case.

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

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**From:** Mistry, Ty  
**Sent:** Friday, April 07, 2017 3:21 PM  
**To:** Freeman, John  
**Subject:** RE: 138 E Pender DP-2016-00715 MMRU change of use

Hi John,  
I assume the distance from Carnegie Community Centre isn't a concern?  
Other than that, the MMRU change of use application for 138 E Hastings St meets the City of Vancouver's distancing requirements in regards to youth-serving facilities.  
Thanks,  
Ty

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**From:** Freeman, John  
**Sent:** Thursday, April 06, 2017 10:53 AM  
**To:** KELLER, Jodyne; Mistry, Ty  
**Subject:** 138 E Pender DP-2016-00715 MMRU change of use

Hi Jodyne and Ty, I could have sworn I had sent in this one... Sorry if this is a repeat. J

Applicant is: Andrew Wharton, Graham Stephen – Eden Medicinals

## MEMORANDUM – DE DISTRIBUTION

15 Dec 2016

TO: K. Cavell, Engineering  
T. Mistry, Social Infrastructure (Memo)  
J. Keller, Police Review (Memo)

FROM: John Freeman, Project Facilitator

SUBJECT: **DP-2016-00715** – 138 E Hastings St. **MMRU change of use**

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Details: Change of use to this existing HA-1 storefront to Medical Marijuana-related Use. Interior alterations, BU application after approval of DE.

Project Schedule:

Please send your comments and conditions to me on or before:  
**Feb 15 2017.**

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: [robgraf@shaw.ca](mailto:robgraf@shaw.ca)

Date: 3/7/2017 5:22:18 PM

Subject: FW: 138 E Pender Letter

Good Afternoon Robert,

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

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**From:** Jordan [<mailto:jordaneng@telus.net>]

**Sent:** Tuesday, March 07, 2017 4:20 PM

**To:** Freeman, John

**Cc:** [robgraf@shaw.ca](mailto:robgraf@shaw.ca)

**Subject:** FW: 138 E Pender Letter

Hi Mr. Freeman,

Attached is another letter from Mr. Robert Graf of Pacific Crown Investment Corp. in opposition to the Development Application for 138 East Pender Street.

Thank you,

Jordan Eng

**SUCCESS REALTY & INSURANCE LTD.**

145 Keefer Street

Van, BC V6A 1X3

cel (604) 728-0883

off (604) 687-8899

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**From:** Robert Graf [<mailto:robgraf@shaw.ca>]

**Sent:** Tuesday, March 07, 2017 3:49 PM

**To:** Jordan

**Subject:** 138 E Pender Letter

Here it is

RG

From: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

To: ["Au, Michelle" <Michelle.Au@vancouver.ca>](mailto:Michelle.Au@vancouver.ca)

Date: 4/18/2017 2:05:36 PM

Subject: FW: 138 E Pender St draft re-notification letter

Can we chat about this? I sent to John but he is not able to get back to me. Kaye wants us to re-notify the neighbourhood ASAP so I am looking for an OK on this letter. Sending to most of Chinatown.... Give me a call if you have a second. J

---

**From:** Freeman, John

**Sent:** Tuesday, April 18, 2017 11:24 AM

**To:** Greer, John

**Subject:** 138 E Pender St draft re-notification letter

John – let me know if this would be appropriate for re-note on the Chinatown MMRU application. I sent the refusal on Thursday. I added/adjusted a few lines to fit the specifics of this application. J

Dear Property Owner:

s.13(1)



s.22(1)



From: ["Krishna, Kaye" <Kaye.Krishna@vancouver.ca>](mailto:Kaye.Krishna@vancouver.ca)

To: ["Greer, John" <john.greer@vancouver.ca>](mailto:john.greer@vancouver.ca)  
["Holm, Kathryn" <Kathryn.Holm@vancouver.ca>](mailto:Kathryn.Holm@vancouver.ca)  
["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

Date: 3/8/2017 2:17:28 PM

Subject: Fw: Letter Opposing the Development Application at 138 East Pendaer Street

Attachments: Ltr to City of Vancouver opposing Marijuanan store application in Chinatown.pdf

Fyi

[Sent from my BlackBerry 10 smartphone on the Bell network.](#)

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**From:** King Wan <king.r.wan1@gmail.com>

**Sent:** Wednesday, March 8, 2017 9:29 AM

**To:** Krishna, Kaye

**Subject:** Letter Opposing the Development Application at 138 East Pendaer Street

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Good Morning Ms. Krishna

I am sending you a letter to express our grave concern about the application by Apple Health Society to change in use from commercial retail to marijuana related use in the heart of Chinatown. Our community strongly opposes this application and hope that this application will be denied.

Sincerely,

King Wan  
President  
CCMMS





# Chinese Canadian Military Museum Society

SITE ADDRESS: 2<sup>nd</sup> Floor, 555 Columbia Street, Vancouver, B.C. V6A 4H5  
MAILING ADDRESS: PO Box 47004 City Square PO, Vancouver, B.C. V5Z 3X0

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4

Attention: Mr. John Freeman, Project Facilitator

Dear Mr. Freeman:

**Re: Development Application to -138 East Pender Street  
Change of Use from Retail to Medical Marijuana**

We are disheartened to learn of the Development Permit application to change the existing commercial unit from Retail to Medical Marijuana-Related Use at 138 East Pender Street in Vancouver.

Vancouver Chinatown has been an iconic and heritage site in the City for decades and the encroachment of this historical landmark over the last several years has changed its unique characteristic. Many in the Chinese community are working toward reversing this trend and this application is first, in contrary to the efforts by many to keep Chinatown's historic character; second, the location is close to the Chinese Cultural Centre, Chinese Canadian Military Museum, home to children and youth activity, and Chinese language school throughout the year where possible interaction between young people at CCC and a Medical Marijuana shop should be seen as the same reason they are restricted from being close to schools and community centres; and third, Chinatown is already in the proximity to East Hastings where there are a high concentration of the drug addicted and mentally ill people and this will draw more of them into Chinatown, a tourist attraction. This would leave a negative impression of the City to our visitors.

In addition, the neighbourhood is being revitalized with new residents within half a block of the proposed site and there will be children, seniors and others who will find this drug culture most undesirable for this area.

Based on the foregoing reasons a Medical Marijuana shop has no place in Chinatown. We are strongly opposed to this application.

Yours very truly,

A handwritten signature in blue ink, appearing to read "King Wan". The signature is fluid and cursive, with a large initial "K" and a long, sweeping underline.

King Wan

President

---

From: "[Holm, Kathryn](mailto:Kathryn.Holm@vancouver.ca)" <Kathryn.Holm@vancouver.ca>

To: "[Stewart, Phoebe](mailto:Phoebe.Stewart@vancouver.ca)" <Phoebe.Stewart@vancouver.ca>  
"[Jeliazkova, Diana](mailto:Diana.Jeliazkova@vancouver.ca)" <Diana.Jeliazkova@vancouver.ca>  
"[Hicks, Sarah](mailto:Sarah.Hicks@vancouver.ca)" <Sarah.Hicks@vancouver.ca>  
"[Freeman, John](mailto:John.Freeman@vancouver.ca)" <John.Freeman@vancouver.ca>

Date: 3/10/2017 9:55:37 AM

Subject: FW: Mayor and Council Feedback-101009251587

Attachments: Mayor and Council Feedback-101009251587.rtf  
Yin Ping Benevolent Society Petition.pdf

Hi, I'm not sure where this application is at in the approval process.  
Please see the signed petition attached as part of the community input process.  
Kathryn

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Thursday, March 9, 2017 12:54 PM  
**To:** Holm, Kathryn  
**Subject:** Mayor and Council Feedback-101009251587

09 March 2017

Mayor and Council have received the attached citizen feedback. Forwarding this copy for your information and review. If response is required, please send copy to Correspondence Group, City Clerk's Office (under Global Address List), which will be further distributed to Mayor and Council.

Thanks.

K a t h y

Kathy Bengston  
Correspondence Clerk  
City Clerk's | City of Vancouver  
T: 604.871.6222 | F: 604.873.7419  
[kathy.bengston@vancouver.ca](mailto:kathy.bengston@vancouver.ca)



**Mayor and Council Feedback**

Case number: 101009251587

Case created: 2017-03-09, 12:46:00 PM

**Incident Location**

Address: , ,

Address2:

Location name:

**Contact Details**

Name: Yin Ping Benevolent Society of Canada

Address: 414 COLUMBIA ST, Vancouver, V6A 2R8

Address2:

Phone: 6048179137

Email:

Alt. Phone:

Preferred contact method: Either

**Request Details**

- |    |  |   |
|----|--|---|
| 1. | Describe details (who, what, where, when, why):                        | Members & Affiliates of the Yin Ping Benevolent Society of Canada oppose application of the Apple Health Society to COV to change the use of 138 East Pender St. from Retail to Medical Marijuana-Related Use. See attached petition for further information. |
| 2. | Type of feedback:  | Negative  |
| 3. | Department:  | Mayor and Council   |
| 4. | (Don't ask, just record - did caller indicate they want a call back?): | No  |
| 6. | Select topic:  |   |
| 7. | Specific area of concern:  |   |

**Additional Details**

**Map and Photo**

- no picture -

# 恩平總會館用箋 Yin Ping Benevolent Society

414 COLUMBIA STREET • VANCOUVER, B.C. V6A 2R8 • TELEPHONE: 604-685-7987 • FAX: 604-685-7980

## Members / Affiliates of the Yin Ping Benevolent Society of Canada Petition Form

### 恩平總會館會員/友好請願書

We, the undersigned, are members / affiliates of the Yin Ping Benevolent Society of Canada(414 Columbia Street, Vancouver, BC, V6A 2R8). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use. 我們是恩平總會館的會員 / 友好, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
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s.22(1)

414 Columbia Street, Vancouver, BC,V6A 2R8
414 Columbia Street, Vancouver, BC,V6A 2R8
414 Columbia Street, Vancouver, BC,V6A 2R8
414 Columbia Street, Vancouver, BC,V6A 2R8
414 Columbia Street, Vancouver, BC,V6A 2R8
414 Columbia Street, Vancouver, BC,V6A 2R8
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s.22(1)

**Members / Affiliates of the Yin Ping Benevolent Society of Canada  
Petition Form**

**恩平總會館會員/友好請願書**

We, the undersigned, are members / affiliates of the Yin Ping Benevolent Society of Canada(414 Columbia Street, Vancouver, BC, V6A 2R8). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use. 我們是恩平總會館的會員 / 友好, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
s.22(1)		414 Columbia Street, Vancouver, BC,V6A 2R8	s.22(1)	
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		



**Members / Affiliates of the Yin Ping Benevolent Society of Canada  
Petition Form**

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英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
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		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		



## Members / Affiliates of the Yin Ping Benevolent Society of Canada Petition Form

### 恩平總會館會員/友好請願書

We, the undersigned, are members / affiliates of the Yin Ping Benevolent Society of Canada(414 Columbia Street, Vancouver, BC, V6A 2R8). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use. 我們是恩平總會館的會員/友好,在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

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# 恩平總會館用箋 Yin Ping Benevolent Society

414 COLUMBIA STREET • VANCOUVER, B.C. V6A 2R8 • TELEPHONE: 604-685-7987 • FAX: 604-685-7980

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# 恩平總會館用箋 Yin Ping Benevolent Society

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414 COLUMBIA STREET • VANCOUVER, B.C. V6A 2R8 • TELEPHONE: 604-685-7987 • FAX: 604-685-7980

## Members / Affiliates of the Yin Ping Benevolent Society of Canada Petition Form

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§ 22(1)		414 Columbia Street, Vancouver, BC,V6A 2R8	§ 22(1)	
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§ 22(1)

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Petition Form**

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		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		
		414 Columbia Street, Vancouver, BC,V6A 2R8		



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: "[Krishna, Kaye](mailto:Kaye.Krishna@vancouver.ca)" <[Kaye.Krishna@vancouver.ca](mailto:Kaye.Krishna@vancouver.ca)>  
"[Greer, John](mailto:john.greer@vancouver.ca)" <[john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)>  
Date: 3/6/2017 11:17:17 AM  
Subject: FW: Medical Marijuana

Hi Kaye and John,

There were some questions from neighbours and Councilor Louis about an application for MMRU at 138 E Pender. There is still ample time to receive a petition from concerned neighbours in the next couple of weeks which seemed to be the primary concern. I sent some clarifications through Helen Ma but if either of you have any follow up questions please let me know.

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

---

**From:** Freeman, John  
**Sent:** Monday, March 06, 2017 9:31 AM  
**To:** Ma, Helen  
**Subject:** RE: Medical Marijuana

Hi Helen,

s.22(1)

s.22(1)

s.13(1)

The applicant is aware of this but wants to proceed to the BOV for an appeal.

The important thing for the neighbours to know is that all comments are considered until the date of decision so there are a couple of more weeks for the petition to arrive. I don't expect a decision until late March or early April.

Hope that helps. If you have any follow up questions let me know. J

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

---

**From:** Ma, Helen  
**Sent:** Monday, March 06, 2017 9:12 AM  
**To:** Freeman, John  
**Subject:** FW: Medical Marijuana

Hi John,

Please see email chain below related to 138 E Pender.

Also, as a follow up question from me, does this application meet the location restrictions in the marijuana policy?



Thanks,

Helen

---

**From:** Hoese, Karen  
**Sent:** Sunday, March 05, 2017 7:53 PM  
**To:** Wanklin, Tom; Ma, Helen  
**Subject:** RE: Medical Marijuana

Do you now if there is a PF on this? If so, could you forward.

---

**From:** Hoese, Karen  
**Sent:** March 5, 2017 7:51 PM  
**To:** Wanklin, Tom; Ma, Helen  
**Subject:** FW: Medical Marijuana

FYI

---

**From:** Kelley, Gil  
**Sent:** March 4, 2017 5:24 PM  
**To:** Hoese, Karen  
**Subject:** Fwd: Medical Marijuana

Sent from my iPhone

Begin forwarded message:

**From:** "Louie, Raymond" <[Raymond.Louie@vancouver.ca](mailto:Raymond.Louie@vancouver.ca)>  
**To:** "Kelley, Gil" <[Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca)>, "Krishna, Kaye" <[Kaye.Krishna@vancouver.ca](mailto:Kaye.Krishna@vancouver.ca)>, "Johnston, Sadhu" <[Sadhu.Johnston@vancouver.ca](mailto:Sadhu.Johnston@vancouver.ca)>  
**Subject: Medical Marijuana**

Hi all,

Heads up that there is a petition in Chinatown from the Chinese benevolent Association of Vancouver opposing the application by Apple health society to the city for a change of use of 138 E. Pender St. from retail to medical marijuana.

Apparently we sent out a notice on February 22 and they did not receive it until February 27 leaving them only 10 days to go through a complicated process of canvassing their members which is near impossible. They are asking for an extension of this timeline in order to properly canvas their membership

Let me know if this is possible,  
Raymond

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Reg Chow](mailto:Reg@jackchow.com)" <[Reg@jackchow.com](mailto:Reg@jackchow.com)>

Date: 2/28/2017 12:34:19 PM

Subject: RE: 138 E. Pender St. marijuana store

Hi Reg,

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

**From:** Reg Chow [<mailto:Reg@jackchow.com>]

**Sent:** Monday, February 27, 2017 5:18 PM

**To:** Freeman, John

**Subject:** 138 E. Pender St. marijuana store

I have grown up and have done business in Chinatown all my life. A marijuana store is NOT an element to bring into Chinatown. It is not a store or business that will enhance Chinatown as a cultural experience. That type of store can relocate somewhere else, but it should not be in a historical, cultural area that is trying to revitalize itself.

How does one explain to family members, that they are not allowed to go into a store in Chinatown because they are a minor? This type of store can relocate in an area which is more appropriate for adult activities.

Already, I can walk anywhere in Vancouver, in parks, Stanley Park and the Seawall and smell people openly smoking pot. This type of store will just breed more of this behaviour. The majority of the clientele would as we know be those purchasing for pleasure purposes and obtaining some type of paperwork to make it medically required. This is not the intention of the City, yet we know the City is turning a blind eye to this.

My family **strongly** protests this type of establishment.

Reg K. Chow, B. Comm

Notary Public

Jack Chow Insurance Services Ltd.

1 E. Pender St.

Vancouver, B.C. V6A 1S9

(Free Parking in our Private Parking lot at 8 W. Pender St - behind the Skinny Building)

(604) 669-7777

(604) 669-2233 Fax



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Doris Chow](mailto:d3chow@gmail.com)" <[d3chow@gmail.com](mailto:d3chow@gmail.com)>

Date: 3/17/2017 3:37:43 PM

Subject: RE: 138 E. Pender Street Development Application

Hi Doris Chow,

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

From: Doris Chow [<mailto:d3chow@gmail.com>]

Sent: Friday, March 10, 2017 4:28 PM

To: Freeman, John

Subject: 138 E. Pender Street Development Application

Hello,

Please find attached a letter of opposition to the development application put forward by Apple Health Society to change the use for 138 E. Pender Street from Retail Use to Medical Marijuana-Related Use.

Thank you kindly,

Doris Chow

*On behalf of Youth Collaborative for Chinatown*

--

周慕怡

From: "Freeman, John" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "KELLER, Jodyne" <[jodyne.keller@vpd.ca](mailto:jodyne.keller@vpd.ca)>

Date: 4/18/2017 8:49:57 AM

Subject: RE: 138 E Pender DP-2016-00715 MMRU change of use

Hi Jodyne, E Pender. Sorry about that. Thanks for the quick clearance. J

---

**From:** KELLER, Jodyne

**Sent:** Tuesday, April 18, 2017 8:48 AM

**To:** Freeman, John

**Subject:** RE: 138 E Pender DP-2016-00715 MMRU change of use

Good morning John,

Is this for 138 E. Hastings or E. Pender?

If it is for 138 E. Pender – the VPD does not have any concerns at this time.

Jodyne

---

**From:** Freeman, John [<mailto:John.Freeman@vancouver.ca>]

**Sent:** Thursday, April 06, 2017 10:53 AM

**To:** KELLER, Jodyne; Mistry, Ty

**Subject:** 138 E Pender DP-2016-00715 MMRU change of use

Hi Jodyne and Ty, I could have sworn I had sent in this one... Sorry if this is a repeat. J

Applicant is: Andrew Wharton, Graham Stephen – Eden Medicinals

## MEMORANDUM – DE DISTRIBUTION

15 Dec 2016

TO: K. Cavell, Engineering  
T. Mistry, Social Infrastructure (Memo)  
J. Keller, Police Review (Memo)

FROM: John Freeman, Project Facilitator

SUBJECT: **DP-2016-00715 – 138 E Hastings St. MMRU change of use**

---

Details: Change of use to this existing HA-1 storefront to Medical Marijuana-related Use. Interior alterations, BU application after approval of DE.

Project Schedule:

Please send your comments and conditions to me on or before:

**Feb 15 2017.**

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: "Greer, John" <john.greer@vancouver.ca>  
Date: 4/12/2017 12:04:13 PM  
Subject: RE: 138 E Pender DP-2016-00715 MMRU recommending refusal

OK. 4 strikes is sufficient...

---

**From:** Greer, John  
**Sent:** Wednesday, April 12, 2017 12:04 PM  
**To:** Freeman, John  
**Cc:** Lee, Darren; Autiero, David  
**Subject:** RE: 138 E Pender DP-2016-00715 MMRU recommending refusal

s.13(1)

john greer  
assistant director, development services development, buildings, & licensing, city of vancouver t:  
604.871.6194 e: [john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)



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---

**From:** Freeman, John  
**Sent:** Wednesday, April 12, 2017 11:59 AM  
**To:** Greer, John  
**Cc:** Lee, Darren; Autiero, David  
**Subject:** RE: 138 E Pender DP-2016-00715 MMRU recommending refusal

John,

Sending notification to the applicant today of the refusal. I'll send out re-note letters to the respondents as well (copy to Kaye and you) tomorrow. Here are the reasons for refusal. s.13(1)

s.13(1)

---

**From:** Greer, John  
**Sent:** Tuesday, April 11, 2017 4:01 PM  
**To:** Freeman, John  
**Cc:** Lee, Darren; Autiero, David  
**Subject:** RE: 138 E Pender DP-2016-00715 MMRU recommending refusal



Ok, make sure you don't need to make any more changes, because as soon as I check refuse it locks it up

john greer  
assistant director, development services  
development, buildings, & licensing, city of  
vancouver t: 604.871.6194 e: [john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)

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**From:** Freeman, John  
**Sent:** Monday, April 10, 2017 2:46 PM  
**To:** Greer, John  
**Cc:** Lee, Darren; Autiero, David  
**Subject:** 138 E Pender DP-2016-00715 MMRU recommending refusal

Hi John,

Recommendation in your court for this one. I'll get the re-notifications ready once the refusal is sent out to the applicant.

John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

From: "Lee, Darren" <Darren.Lee@vancouver.ca>

To: "Greer, John" <john.greer@vancouver.ca>

"Freeman, John" <John.Freeman@vancouver.ca>

Date: 4/12/2017 1:08:02 PM

Subject: RE: 138 E Pender DP-2016-00715 MMRU recommending refusal

John (Freeman), were you able to elaborate on the reasons you've listed for refusal? That should ideally be captured in the Draft Recommendation so staff referencing the application moving forward won't have to pull up the file (or track you down).

darren lee | supervisor - development review branch

t | 604.871.6703

---

**From:** Greer, John

**Sent:** Wednesday, April 12, 2017 12:04 PM

**To:** Freeman, John

**Cc:** Lee, Darren; Autiero, David

**Subject:** RE: 138 E Pender DP-2016-00715 MMRU recommending refusal

s.13(1)

john greer

assistant director, development services development, buildings, & licensing, city of

vancouver t: 604.871.6194 e: [john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)



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**Cc:** Lee, Darren; Autiero, David

**Subject:** RE: 138 E Pender DP-2016-00715 MMRU recommending refusal

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s.13(1)

s.13(1)



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john greer  
assistant director, development services development, buildings, & licensing, city  
of vancouver t: 604.871.6194 e: [john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)



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John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: [andrew@myeden.ca](mailto:andrew@myeden.ca)

Date: 1/10/2017 1:13:24 PM

Subject: RE: 138 E Pender DP-2016-00715

Attachments: DE Notification Sign sample.pdf

Hi Andrew,

For both of these site signs:

Please re-format your wayfinding map to fit into the box provided.

Show context of the street/lane, neighbouring properties with a red highlight around your site.

Use the example as your guide.

Retain original fonts, sizes and layout of the original template

J

John Freeman Project Facilitator 604 871 6076  
Development, Building, & Licensing - City of Vancouver

-----Original Message-----

From: [andrew@myeden.ca](mailto:andrew@myeden.ca) [mailto:[andrew@myeden.ca](mailto:andrew@myeden.ca)]

Sent: Friday, January 06, 2017 9:07 AM

To: Freeman, John

Subject: 138 E Pender DP-2016-00715

Hi John,

Please find attached site sign for 138 E Pender. Please review before I send to print.

Thanks

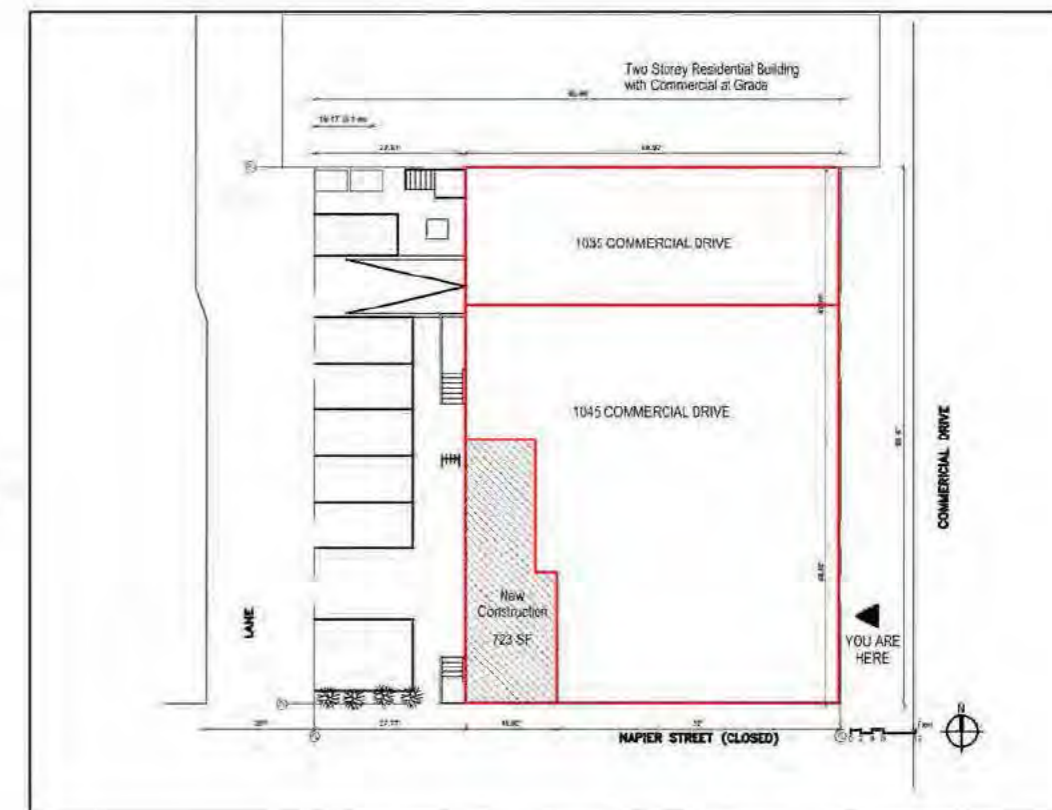
Andrew

# DEVELOPMENT APPLICATION NO. DE419166

## 1045 Commercial Drive (formerly 1035 & 1045 Commercial Drive)

Landmark Architecture Ltd. has applied to the City of Vancouver for permission to develop on this site consisting of:

- change the use at 1035 Commercial Drive from Beauty & Wellness to Grocery Store;
- combine 1035 and 1045 Commercial Drive to become one single tenancy;
- proposed addition of 723 square feet at southwest corner of existing building;
- proposed total floor area of approximately 9,277 square feet; and
- proposed relaxation of 22 required onsite parking spaces.



Further information may be obtained at:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

Project Coordinator's Office  
1<sup>st</sup> Floor, West Annex, City Hall, Phone 604.673.8445

From: ["Kwan, Alice" <alice.kwan@vancouver.ca>](mailto:alice.kwan@vancouver.ca)

To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

Date: 2/22/2017 12:42:15 PM

Subject: RE: 138 E Pender notification

FYI, they are all posted and "live" now.

<http://development.vancouver.ca/index.htm#mmru>

alice 😊

---

**From:** Freeman, John

**Sent:** Wednesday, February 22, 2017 9:42 AM

**To:** Kwan, Alice

**Subject:** 138 E Pender notification

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>**

From: "Freeman, John" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: [REDACTED]

Date: 4/18/2017 4:02:51 PM

Subject: RE: 138 E Pender St DP-2016-00715 - neighbourhood notification, MMRU application

H [REDACTED]

You are very welcome. To be honest we expected to refuse this application from the beginning as the location did not meet the Bylaw in a number of ways. The applicant was well aware of this when they applied. He intends to mount an appeal at the Board of Variance so please let your neighbours know to expect notification from the Board of an appeal date in the near future. I will be passing along the list of respondents to the Board Secretary in order to align the appeal notification where possible.

All the Best,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

**From:** [REDACTED]  
**Sent:** Tuesday, April 18, 2017 3:54 PM  
**To:** Freeman, John  
**Cc:** Ma, Helen  
**Subject:** 138 E Pender St DP-2016-00715 - neighbourhood notification, MMRU application

Thank you so much! John.

It's really an exciting good news for the neighbours of 138 East Pender Street, Vancouver.

Thank you and have a nice day!

[REDACTED]

On Tue, Apr 18, 2017 at 3:07 PM, Freeman, John <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:  
Dear Property Owner or Resident,

**RE: 138 E Pender St  
DP-2016-00715  
Medical Marijuana-Related Use (MMRU)**

Thank you for your interest in the above application. If you have any questions please don't hesitate to get in touch.

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**

Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: "Krishna, Kaye" <Kaye.Krishna@vancouver.ca>  
"Greer, John" <john.greer@vancouver.ca>

Date: 4/20/2017 8:51:02 AM

Subject: RE: 138 E Pender St DP-2016-00715 MMRU re-notification letter

Hi Everyone,

Sorry I missed this string yesterday s.22(1) The applicant was notified last Thursday and the re-notification of the neighbourhood went out on Tuesday following. John and I discussed the re-note letter before I sent out. I have had a few replies from the neighbours thanking us for the decision and notification.

Once there is a date for an appeal I will send out the date to the respondents and give Louis Ng our list of respondents to ensure they are on his list for notification. Let me know if this makes sense for a follow up with the neighbours. J

John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

---

**From:** Krishna, Kaye  
**Sent:** Wednesday, April 19, 2017 5:41 PM  
**To:** Greer, John  
**Cc:** Freeman, John; Dixon, Iain  
**Subject:** Re: 138 E Pender St DP-2016-00715 MMRU re-notification letter

Can you clarify, the decision was already communicated to the applicant, correct?

nt from my BlackBerry 10 smartphone on the Bell network.

---

**From:** Greer, John  
**Sent:** Wednesday, April 19, 2017 7:23 AM  
**To:** Krishna, Kaye  
**Cc:** Freeman, John; Dixon, Iain  
**Subject:** Re: 138 E Pender St DP-2016-00715 MMRU re-notification letter

s.13(1)

Sent from my iPhone

On Apr 18, 2017, at 11:51 PM, Krishna, Kaye <[Kaye.Krishna@vancouver.ca](mailto:Kaye.Krishna@vancouver.ca)> wrote:

Thanks John. Did we want to indicate to them that we, of the BoV, will notify them if the applicant schedules an appeal with the BoV? In our meeting with Cllr's Louie and Jang, we talked about sending two letters. If we agree that's what we'll do, it would be helpful to indicate as much in this letter.

**KAYE KRISHNA | General Manager**  
Development, Buildings, & Licensing  
(O) 604.873.7160 | (M) 604.679.0475

<image001.png>

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---

**From:** Freeman, John  
**Sent:** Tuesday, April 18, 2017 2:29 PM  
**To:** Krishna, Kaye  
**Cc:** Dixon, Iain; Greer, John  
**Subject:** 138 E Pender St DP-2016-00715 MMRU re-notification letter

Hi Kaye,

As per our discussions on Friday April 7<sup>th</sup>, here is a copy of the re-notification letter I am sending out to respondents of the MMRU application on **138 E Pender St.** let me know if you have any questions about this one.

Not responsive

All the best, J

John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

From: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

To: ["Krishna, Kaye" <Kaye.Krishna@vancouver.ca>](mailto:Kaye.Krishna@vancouver.ca)

["Greer, John" <john.greer@vancouver.ca>](mailto:john.greer@vancouver.ca)

Date: 4/20/2017 9:26:11 AM

Subject: RE: 138 E Pender St DP-2016-00715 MMRU re-notification letter

Hi Kaye,

Here is the short list. Most of these respondents represent neighbourhood groups as well. I am looking through the petition and written letters as well to make sure I haven't missed anyone. J

s.22(1)

'Chinese Freemasons Vancouver' <chinesefreemasonsvancouver@gmail.com>;

s.22(1)

'Elizabeth Cheong' <elizabeth@chinatownfoundation.org>;

s.22(1)

'bamboo village' <bamboovillage888@gmail.com>;

'Angela He' [angela@linacare.com](mailto:angela@linacare.com)

'Elizabeth Cheong' s.22(1)

s.22(1)

'Doris Chow' <d3chow@gmail.com>;

s.22(1)

'Jun Ing' s.22(1)

s.22(1)

'Dana Mah' s.22(1)

s.22(1)

'VCMA' <vcmacanada@gmail.com>;

s.22(1)

'King Wan' <king.r.wan1@gmail.com>;

s.22(1)

'Jordan' <jordaneng@telus.net>;

'Chinese Freemasons Vancouver' <chinesefreemasonsvancouver@gmail.com>;

'Rod Chow' <Rod@jackchow.com>;

'Reg Chow' <Reg@jackchow.com>;



John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

---

**From:** Krishna, Kaye  
**Sent:** Thursday, April 20, 2017 8:29 AM  
**To:** Greer, John  
**Cc:** Freeman, John; Dixon, Iain  
**Subject:** RE: 138 E Pender St DP-2016-00715 MMRU re-notification letter

Thanks.

Would it be possible for someone to send me the list of people/organizations who will receive the letter? The Mayor's office would like to see it (I explained to them that it's a long list, though not the longest list of people we've heard from re: MMRU's).

**KAYE KRISHNA** | General Manager  
Development, Buildings, & Licensing  
(O) 604.873.7160 | (M) 604.679.0475



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---

**From:** Greer, John  
**Sent:** Thursday, April 20, 2017 7:39 AM  
**To:** Krishna, Kaye  
**Cc:** Freeman, John; Dixon, Iain  
**Subject:** RE: 138 E Pender St DP-2016-00715 MMRU re-notification letter



john greer  
assistant director, development services  
development, buildings, & licensing, city of vancouver  
t: 604.871.6194 e: [john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)

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**Sent:** Wednesday, April 19, 2017 5:41 PM  
**To:** Greer, John  
**Cc:** Freeman, John; Dixon, Iain  
**Subject:** Re: 138 E Pender St DP-2016-00715 MMRU re-notification letter

Can you clarify, the decision was already communicated to the applicant, correct?

sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** Greer, John  
**Sent:** Wednesday, April 19, 2017 7:23 AM  
**To:** Krishna, Kaye  
**Cc:** Freeman, John; Dixon, Iain  
**Subject:** Re: 138 E Pender St DP-2016-00715 MMRU re-notification letter

s.13(1)

Sent from my iPhone

On Apr 18, 2017, at 11:51 PM, Krishna, Kaye <[Kaye.Krishna@vancouver.ca](mailto:Kaye.Krishna@vancouver.ca)> wrote:

Thanks John. Did we want to indicate to them that we, of the BoV, will notify them if the applicant schedules an appeal with the BoV? In our meeting with Cllr's Louie and Jang, we talked about sending two letters. If we agree that's what we'll do, it would be helpful to indicate as much in this letter.

**KAYE KRISHNA | General Manager**  
Development, Buildings, & Licensing  
(O) 604.873.7160 | (M) 604.679.0475

<image001.png>

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---

**From:** Freeman, John  
**Sent:** Tuesday, April 18, 2017 2:29 PM  
**To:** Krishna, Kaye  
**Cc:** Dixon, Iain; Greer, John  
**Subject:** 138 E Pender St DP-2016-00715 MMRU re-notification letter

Hi Kaye,

As per our discussions on Friday April 7<sup>th</sup>, here is a copy of the re-notification letter I am sending out to respondents of the MMRU application on **138 E Pender St.** let me know if you have any questions about this one.

Not responsive

All the best, J

John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 3/10/2017 11:41:02 AM  
Subject: RE: 138 E Pender St Medical Marijuana application in Chinatown

Good Mornin s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

John Freeman Project Facilitator 604 871 6076  
John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

-----O  
From s.22(1)  
Sent: Friday, March 10, 2017 1:28 AM  
To: Freeman, John; Jang, Kerry; Louie, Raymond  
Subject: Re: 138 E Pender St Medical Marijuana application in Chinatown

Dear Vancouver staff and councillor liaisons to Chinatown

I am writing to you regarding my non-support for the 138 E Pender St Medical Marijuana application. I care about the historic area.

I am opposed to the MMRU application for many reasons including the following:

- MMRU bylaw 11.28.2(c) does not allow MMRU store to be in Chinatown area.
- Violates City bylaw 11.28.2(b) because the store is less than 300 meters away from the Chinese Cultural Centre where children go to Chinese school.
- The store is 210m away from Carnegie Community Centre. Violates City bylaw 11.28.2(b).
- A medical marijuana dispensary will not add to the goals of creating a culturally vibrant Chinatown for children, families and seniors as stated in Chinatown Vision Directions created by community and City of Vancouver in 2002.
- The City will set bad precedent for future MMRU stores that will also violage City MMRU boundary bylaws.

Instead of MMRU, I would like see it used as culturally appropriate retail for Chinatown.

This is an unacceptable application and the City of Vancouver should not approve it.

With regards  
s.22(1)

Sent from my iPad

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 12:37:08 PM

Subject: RE: 138 E Pender St Medical Marijuana application in Chinatown

Hi s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

From: s.22(1)

Sent: Thursday, March 09, 2017 4:53 PM

To: Freeman, John; Jang, Kerry

Subject: 138 E Pender St Medical Marijuana application in Chinatown

Dear Vancouver staff and council liaisons to Chinatown,

I am writing this email because I do not support the 138 E. Pender St Medical Marijuana-Related Use application. The historic area has special significance to my upbringing. Chinatown is a special part of my Vancouver.

I am concerned about the application for the reasons below.

- MMRU bylaw 11.28.2(c) does not allow MMRU store to be in Chinatown area.
- The store is 150m away from the Chinese Cultural Centre where children go to Chinese school.
- A MMRU retail will not achieve the goals of cultural revitalization for Chinatown stated in Chinatown Vision developed by City and community.
- If this application is allowed, the City will set precedent to violate its prohibited boundary bylaws in Chinatown going forward.

I recommend that the City reject this proposal so that retail that adds to Chinatown street activity can go in instead.

I do not believe that this MMRU application is appropriate for the neighbourhood, because it contravenes many City bylaws. Therefore, I urge the City to reject this application.

s.22(1)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: s.22(1)  
Date:  
Subject: RE: 138 E Pender Street

Hi s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

---

From s.22(1)  
Sent: Saturday, March 11, 2017 6:23 PM  
To: Freeman, John  
Subject: 138 E Pender Street

Hello Mr Freeman,

I strongly against to have The Apple Health Society to sell marijuana at 138 E Pender Street, as this is not good to the community around this area, especially there are many Chinese activities for the youth and seniors, such as Chinese lessons, arts and Chinese sports etc at the Chinese Cultural Centre and other buildings.

Thanks for your kind attention.

s.22(1)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: s.22(1)  
Date: 6/24/2016 12:07:58 PM  
Subject: RE: 138 East Hastings Street DE 420249

Hi s.22(1)

Thank you very much for your email about **148 E Hastings St (specifically: 138 E Hastings St)**. Your letter will become part of the official file for this Development Application (**DE420249**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Planning & Development Services - City of Vancouver

---

**From:** s.22(1)  
**Sent:** Friday, June 24, 2016 9:51 AM  
**To:** Freeman, John  
**Cc:** s.22(1)  
**Subject:** Fwd: 138 East Hastings Street DE 420249

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** s.22(1)  
**Date:** 06-24-2016 9:37 AM (GMT-08:00)  
**To:** s.22(1)  
**Subject:** Letter

We are the owners of s.22(1) We received notice from the City advising us that the property s.22(1) (138 Hastings Street E.) in Chinatown has applied for a change of use of the property from Retail Store to Medical Marijuana-Related use.

We certainly do not want this to happen. We have endured a vacant building for many years and just when we think things are picking up, this happens.

The notice informs us that the city welcomes written comments on this application though it also says the property has DEOD zoning, and " the application is conditional, so it may be permitted; however, it requires the decision of the Director of Planning."

When I discussed my intention to write to the City opposing the application, one of our friends advised us: a letter of

protest would be useless if the City has the jurisdiction to change retail zoning.....

Another friend told us: it's inevitable that more marijuana shops will be opening up around town including Chinatown.....the greater concern for Chinatown is that its heritage is in a sad state because of the same drug/mental health/crime/homelessness issues that haven't improved and businesses opening up there as it's the cheapest in the city. I see taxis dropping off and picking up directly in front of the bars/restaurants as the customers do not like to walk along the streets to their cars at night.....

Though we have been silent for nearly 20 years, we thought at least we should let the City know our feelings and how the development around our property has affected us and has affected the heritage status in this area.

Coincidentally, there was an article in Vancouver Sun on June 18<sup>th</sup> describing how bad Vancouver's Chinatown has become. Though the issue is different, the impression of Chinatown is relevant:

For a dispiriting exercise, read the reviews of Vancouver's Chinatown on the travel website TripAdvisor.

*"Not safe, not what you want to see."*

*"This place sucked."*

*"Sad part of town."*

*"DO NOT GO HERE."*

*And on and on. Of the 495 Trip Advisor reviews of Chinatown, the largest number of them – 115 – gave it the worst possible rating of "terrible." Another 79 rated it "poor." The weight of opinion seemed to say that, as a tourist destination, most found Chinatown a disappointment.....*

In our opinion, the City intends to revitalize Chinatown by allowing developers to build more highrise buildings, theorizing that bringing more people to Chinatown would revitalize it. On this direction, the City deals with the physical side of Chinatown. What about the cultural and the people side?

s.22(1) [REDACTED] the three blocks of Pender Street that had been designated a "National Historic Site" by the Federal Government, recognizing the significant contribution the Chinese Community in Vancouver has made to the history of Canada.

In other words, in order to preserve this "National Historical Site", there are invisible walls around these 3 blocks to provide separation from the rest of the City. This separation from the City should involve the city allowing some space (100 ft?, 300 ft?) immediately outside the invisible walls in their city planning.

How can this "National Historic Site" retain its culture and unique characteristics if the City sets up injection sites, community services for mostly drug addicts at Carnegie Hall, installs needle disposal boxes at the back alley of our property, and now allows a "Medical Marijuana Related Use" shop within these invisible walls?

s.22(1) [REDACTED] because we wanted to be part of Chinatown (not a very shrewd investment decision). We endured financial losses for many years as the building was vacant for a long time because drug addicts hanging around the back alley of our property. Things have begun to pick up recently and we had hopes that the rental issue would improve in the near future. Now if the "Marijuana Related Use" shop is allowed to set up behind us, the odor from the marijuana, the patrons it attracts, and the increase in drug addicts drifting down the back alley of our property would drive any prospective tenants away and exacerbate our rental difficulties. Or, is it the City's position that the area is bad enough already, that the "Marijuana Related Use" shop is not going to make it any worse? Then how can the City claimed to have done its part to preserve the "National Historical Site" and to revitalize Vancouver 's Chinatown ?

s.22(1) [REDACTED]

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: "[bamboo village](mailto:bamboovillage888@gmail.com)" <[bamboovillage888@gmail.com](mailto:bamboovillage888@gmail.com)>  
Date: 3/17/2017 3:35:40 PM  
Subject: RE: 138 East Pender St. Development Application

Hi Keller and Dixon Ng,

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

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**From:** bamboo village [mailto:[bamboovillage888@gmail.com](mailto:bamboovillage888@gmail.com)]  
**Sent:** Saturday, March 11, 2017 2:11 AM  
**To:** Freeman, John  
**Subject:** 138 East Pender St. Development Application

Dear Mr. John Freeman,

Please accept our letter of opposition to the proposed change of use at 138 East Pender Street to a Medical Marijuana Related Use space.

Regards,  
Keller and Dixon Ng

--  
Bamboo Village Trading Co. Ltd.  
135 E. Pender Street  
Vancouver, BC  
V6A 1T6  
Tel: (604) 662-3300  
Fax: (604) 683-3838  
Email: [bamboovillage888@gmail.com](mailto:bamboovillage888@gmail.com)



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: s.22(1)  
Date: 3/8/2017 9:49:33 AM  
Subject: RE: 138 East Pender Street - DP-2016-00715

Hi s.22(1)

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

From: s.22(1)  
Sent: Tuesday, March 07, 2017 11:36 PM  
To: Freeman, John  
Subject: 138 East Pender Street - DP-2016-00715

Hello,

I work in the Chinatown community and am writing to oppose the development permit application from Apple Health Society to change use of the existing commercial unit at 138 E Pender from Retail to Medical Marijuana-Related Use.

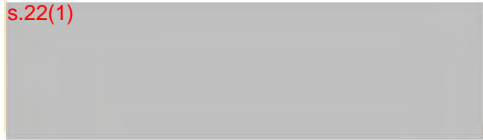
I understand that city regulations for medical marijuana-related businesses prohibit their operation within 300 m of schools, community centres, neighbourhood houses, youth facilities that serve vulnerable youth, and other marijuana-related businesses.

138 E Pender is located 210 m from the Carnegie Community Centre at 401 Main Street, and 150 m from the Chinese Cultural Centre at 50 E Pender. The operation of a marijuana-related business at this location is thus not within city regulations and therefore prohibited.

Pender Street is the National Historic Site location of Vancouver Chinatown. Marijuana-related businesses have no place within a National Historic Site of Canada. I know the Vancouver Chinatown Business Improvement Association (VCBIA) has written with its opposition.

Sincerely,

s.22(1)



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: s.22(1)

Date: 3/9/2017 10:34:42 AM

Subject: RE: 138 East Pender Street - DP-2016-00715

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

-----Original Message-----

From: s.22(1)

Sent: Thursday, March 09, 2017 12:34 AM

To: Freeman, John

Subject: 138 East Pender Street - DP-2016-00715

Hi John

I resides in Vancouver. I do not agreed to have a retail to Medical Marijuana-Related Use at 138 East Pender Street is a good idea. There are Chinese School for children and many grocery stores for Chinese community especially senior to shop in this area. It will attract crime to the area. Also, Chinatown is one of our tourist attractions and to have a store related to marijuana ruin the image of it.

Thank you for your attention.

s.22(1)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: s.22(1)

Date: 3/2/2017 12:41:15 PM

Subject: RE: 138 East Pender Street

Hi s.22(1)

You can send any comments to me by email or if letters are more convenient for you please send to the address below:  
515 West 10th Avenue  
Vancouver, BC V5Z 4A8

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**From:** s.22(1)

**Sent:** Thursday, March 02, 2017 11:39 AM

**To:** Freeman, John

**Subject:** 138 East Pender Street

Good day John,

Further to our phone conversation, please send us the address of your office.

Thank you and have a nice day!

s.22(1)

From: "Freeman, John" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: s.22(1)  
Date: 3/6/2017 11:29:22 AM  
Subject: RE: 138 East Pender

Hi s.22(1)

The following link has all the zoning and development Bylaw info you are looking for: <http://vancouver.ca/your-government/zoning-development-bylaw.aspx>

The Carnegie is a limiting factor as is an approved dispensary at Columbia and E Hastings. The City can't refuse to accept an application for a development but rather will render a decision based on bylaws, policies and guidelines. In some instances, where they have jurisdiction, the Board of Variance can overturn our refusals. The City makes full reviews of these application in any case because if they are to be appealed it is better to have comments from all the relevant staff for a thorough defense.

When we send out notification of an application in the DTES and/or Chinatown we notify the area planners and neighbourhood groups but don't always provide translated postcards. The application in question is for a "change of use" not a Rezoning.

I hope this is helpful. J

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>**

**From:** s.22(1) **On Behalf Of** s.22(1)  
**Sent:** Monday, March 06, 2017 10:08 AM  
**To:** Freeman, John  
**Cc:** s.22(1)  
**Subject:** Re: 138 East Pender

Thank you John for your prompt reply. A few more questions:

1. Does Carnegie Centre which is 180m's away meet the "community centre" or "at risk youth" criteria? Where can I find the definition of "community centre" for the City of Vancouver?
2. Is there a bilingual or Chinese notice that was sent out for this?
3. Just for my own information, if the applicant's proposal does not already comply with the bylaws and policies, why would they still be allowed to go through the development application process vs rejected and directly sent to the Board of Variance?

Thank you again.

Regards,  
s.22(1)

On Mon, Mar 6, 2017 at 9:59 AM, Freeman, John <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:

Hi s.22(1)

Please note that this application will be likely refused for some of the reasons you state below. The applicant is intending to go before the Board of Variance to appeal our decision. The CCC doesn't seem to have a community center "use" at the City. The building has a number of uses but I understand that it may meet the intent of the definition of community center. Here are the details of the application: <http://development.vancouver.ca/138epender/index.htm>

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator [604 871 6076](tel:6048716076)

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** s.22(1) [mailto:s.22(1)] **On Behalf Of** s.22(1)  
**Sent:** Monday, March 06, 2017 12:09 AM  
**To:** Freeman, John  
**Subject:** 138 East Pender

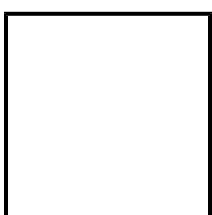
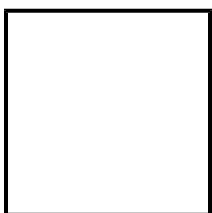
Hi John,

I cannot find the dev application for the 138 E Pender Medical Marijuana use application on the devapps site <http://development.vancouver.ca/#p>. Could you please advise?

Also, on Google maps, it says that the Chinese Cultural Centre where kids, families and seniors frequent for chinese lessons and other community activities is only 140m away from 138 E Pender, when the bylaw states that a Medical Marijuana shop must be at least 300m away. Could you please advise why this is being considered?

Thank you,

s.22(1)



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: s.22(1)  
Date: 3/17/2017 3:35:15 PM  
Subject: RE: Apple Health Society

H s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

---

**From:** s.22(1)  
**Sent:** Saturday, March 11, 2017 2:39 PM  
**To:** Freeman, John  
**Subject:** Apple Health Society

Dear Sir,

I writing to you to voice my objection to having a cannabis shop at 138 E Pender Street, Vancouver, B.C. Chinatown is a family friendly community and there is room for a business like this. Thanks.

s.22(1)

Sent from Windows Mail

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 6/21/2016 9:41:46 AM

Subject: RE: Application DE420249 - Eden Medical One Society

Hi s.22(1)

Thanks for your notes. Your comments have definitely been entered in the file. J

**John Freeman** Project Facilitator 604 871 6076  
Planning & Development Services - City of Vancouver

From s.22(1)

Sent: Monday, June 20, 2016 8:48 PM

To: Freeman, John

Subject: Application DE420249 - Eden Medical One Society

Hi John,

Just wanted to ensure you received this and it will be apart of the process.

Thank you!

s.22(1)  
)

From: s.22(1)

Date: June 18, 2016 at 4:05:35 PM PDT

To: "Freeman, John" <John.freeman@vancouver.ca>

Subject: Application DE420249 - Eden Medical One Society

Dear Mr Freeman and whom else this may concern

I am a resident and owner in s.22(1) – the Sequel building and s.22(1)  
s.22(1) Thank you for the opportunity to provide feedback on application DE420249 (Eden Medical One Society) before June 23rd of this month.

I am a first-time homeowner at s.22(1) a resident of the Downtown Eastside since September of 2012 and work for s.22(1) I am writing you in regards to the application to provide Eden with a business license. I am opposed to this application within a mixed-use commercial/residential building and against this application slated for this specific geographical location.

Please reject Eden's application and deny the applicants request for special allowance for this site despite being within meters of a community centre.

The Sequel building is an affordable housing community with 19 units open to a society offering low income seniors in the Chinese community housing. Everyone living and owning in this building market-value housing are here because of the city of Vancouver and BC Housing's forward thinking to provide affordable housing. This has provided young working professionals and those making under a financial bracket the chance to own a home in Vancouver for the first time and stay within Vancouver. At thirty four years of age I have put my life-savings into my home. Part of my commitment is to live in community to be apart of positive change in the downtown eastside. Eden threatens this positive change by taking advantage of the vulnerable and without regard to the residents and neighbors in Sequel. The majority of residents and owners at The Sequel building are against having a marijuana dispensary in the building. Despite



Eden's claims, this business is out to prey on a sensitive demographic of drug users and low income/poverty stricken individuals. An example of a similar company would be the illegal pot shop operating across the street beside Insight safe injection site. This is open from 7am to midnight and services a constant flow of people fitting the impoverished downtown eastside demographic, not the up-market clientele Eden claims. Eden is also applying for 8am-10pm 7days a week. This site is too close to a community centre, will negative affect residents living above the site and encourage loitering and social issues in and around the building.

s.22(1)

I can share with you that an owner of Eden has positioned himself on strata for the sole purpose of pushing his business forward. He has not been involved with any other area of the building needs and continually usurped due process and protocol. Eden and this owner have solicited our building manager, management company, individual members of strata council and council as a group on several occasions for a letter of approval for their application. This support and application was voted down by strata. Eden preceded to poster every unit in the building with 'information' and setting up tables with workers on the sidewalk outside the street gaining signatures from homeless while smoking marijuana. Eden has not obliged to process or appropriate methods of communication despite claiming to be an upstanding business.

Questionable business practice of Eden has been experienced first hand of a s.22(1) from their E Pender location that has since closed. Eden has only ever promoted that they only sell to those holding an official medical card. This s.22(1) had a friend in town from Toronto who wanted to obtain weed yet did not have a BC medical card. They went to Eden and were able to purchase within 20minutes. This information was deeply troubling to Sequel strata, any amount of trust and is an indication that their business practices are not what they claim.

Eden has never addressed issues of smell or negative impact that their business will bring to the Sequel building. The medical marijuana dispensary 'The Healing Tree' at 512 Beatty Street has caused a negative impact and devaluing to the loft building above according to strata and residents in that building. Issues of pungent marijuana smell, customer loitering and the negative impact on other potential businesses who could occupy neighboring commercial space have been issues. We do not want these issues at The Sequel.

Please deny this application. Eden is not an law abiding business. Eden does not respect our building, residents or the community. There is a lot of money on the line for the owners of Eden and it will be made on the backs of the vulnerable and impoverished while negatively impacting those residents such as myself who have invested living in the DTES.

Please let me know if you require any further information from me as I would be happy to discuss this further.

Thank you

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 11:40:35 AM

Subject: RE: Chinatown 138 E. Pender - Chinatown Medical Marijuana-Related Use application

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10<sup>th</sup> 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

From s.22(1)

Sent: Thursday, March 09, 2017 10:20 PM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Cc: s.22(1)

Subject: Chinatown 138 E. Pender - Chinatown Medical Marijuana-Related Use application

Dear Vancouver staff and council liaisons to Chinatown

I'm writing because I don't support the 138 E. Pender Medical Marijuana-Related Use application s.22(1)

s.22(1) I care about the historic area. I also used to work in Chinatown. I have been involved with a lot of organizations that care about Chinatowns' well-being.

Staff should not recommend the MMRU application for the reasons below.

- Store is in area where MMRU is not prohibited. See MMRU bylaw 11.28.2(c).
- Violates City bylaw 11.28.2(b) because the store is less than 300 meters away from the Chinese Cultural Centre where children go to Chinese school.
- Violates city policy that Medical Marijuana-Related Use needs to be at least 300m away from community centre, because this one is 210m away from Carnegie Community Centre.
- A dispensary will not help Chinatown for tourism or children-friendly neighbourhood as stated in Chinatown Vision created by City and community.
- If this application is allowed, the City will set precedent to violate its prohibited boundary bylaws in Chinatown going forward.

***- Why the city always try to dump controversial subjects and matters that no other parts of the city want into Chinatown areas.***

I recommend that the City reject this proposal so that retail that adds to Chinatown street activity can go in instead.

In summary, the MMRU application violates policy and does not fit Chinatown. I urge the City of Vancouver to reject it.

Regards

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 3/9/2017 4:55:15 PM  
Subject: RE: Chinatown 138 E. Pender ChinatownMedical Marijuana-Related Use application

Hi s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here:  
<http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

From: s.22(1)  
Sent: Thursday, March 09, 2017 3:46 PM  
To: Freeman, John; Jang, Kerry; Louie, Raymond  
Subject: Chinatown 138 E. Pender ChinatownMedical Marijuana-Related Use application

Vancouver City Staff, Councillor Louie and Jang:

I am writing this email because I do not support the 138 E. Pender Medical Marijuana-Related Use application. Chinatown is an important part of my Vancouver. Chinatown is also a vibrant hub of culture, heritage, and intergenerational relationship-building that can't be found anywhere else in the city. It's where I go to learn about the histories of Chinese Canadians and spend time with seniors, who have so many rich stories and experiences to share.

I am opposed to the Medical Marijuana-Related Use application for the following reasons:

- Store is in area where MMRU is not prohibited. See MMRU bylaw 11.28.2(c).
- The store is 150m away from the Chinese Cultural Centre where children go to Chinese school.
- A MMRU retail will not achieve the goals of cultural revitalization for Chinatown stated in Chinatown Vision developed by City and community.
- It will set a bad precedent for other MMRU stores to appear all over Chinatown in the boundary prohibited by the City.

Instead of MMRU, I would like see it used as culturally appropriate retail for Chinatown.

Chinatown does not need an medical marijuana dispensary like this. Please reject the application.

With regards,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 11:39:51 AM

Subject: RE: Chinatown 138 E. Pender ChinatownMedical Marijuana-Related Use application

Good Morning s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

From s.22(1)

Sent: Thursday, March 09, 2017 10:12 PM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Chinatown 138 E. Pender ChinatownMedical Marijuana-Related Use application

To City of Vancouver, Councillor Jang, Councillor Louie,

This email is for the 138 E. Pender Medical Marijuana-Related Use application. We lived in Chinatown before. Chinatown was a significant part of our upbringing. We care a lot about the neighbourhood.

We are very concerned about the application for these reasons:

- The retail store is in the prohibited boundaries for an MMRU retail as stated in MMRU bylaw 11.28.2(c).
- Violates City bylaw 11.28.2(b) because the store is less than 300 meters away from the Chinese Cultural Centre where children go to Chinese school.
- Breaks City bylaw City bylaw 11.28.2(b) because the store is less than 300m from the the Carnegie Centre where community activities happen.
- A dispensary will not help Chinatown for tourism or children-friendly neighbourhood as stated in Chinatown Vision created by City and community.
- If this application is allowed, the City will set precedent to violate its prohibited boundary bylaws in Chinatown going forward.

Retail that will add cultural vitality and activity to neighbourhood should go in instead.

In conclusion, this application is not good for the neighbourhood and breaks the City bylaws. The City and staff should not approve it.

Sincerely yours,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 11:38:02 AM

Subject: RE: Chinatown 138 E. Pender Medical Marijuana-Related Use application

H s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here:

<http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10<sup>th</sup> 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

From s.22(1)

**Sent:** Thursday, March 09, 2017 6:35 PM

**To:** Freeman, John; Jang, Kerry; Louie, Raymond

**Subject:** RE: Chinatown 138 E. Pender Medical Marijuana-Related Use application

Dear city staff and Chinatown Councillor Raymond Louie and Jang:

This email is concerning the 138 E Pender St Medical Marijuana application. Currently, I work in the neighbourhood. Chinatown is a special part of my Vancouver. Vancouver

I'm opposed to the MMRU application because:

- Store is in area where MMRU is not prohibited. See MMRU bylaw 11.28.2(c).
- The retail store is 150 metres away from Chinese Cultural Centre, which is a vital community space and Chinese school in Chinatown.
- It is less than 210m from the Carnegie Community Center, which is a community hub for DTES.
- A marijuana dispensary is not suitable retail for Chinatown.
- If this application is allowed, the City will set precedent to violate its prohibited boundary bylaws in Chinatown going forward.

I recommend that the City reject this proposal so that retail that adds to Chinatown street activity can go in instead.

In conclusion, this application is not good for the neighbourhood and breaks the City bylaws. The City and staff should not approve it.

With regards

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 3/17/2017 3:37:06 PM  
Subject: RE: Chinatown 138 E. Pender Medical Marijuana-Related Use application

H s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here:  
<http://development.vancouver.ca/138epender/index.htm>

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**John Freeman** Project Facilitator 604 871 6076  
[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

---

From: s.22(1)  
Sent: Friday, March 10, 2017 6:16 PM  
To: Freeman, John; Jang, Kerry; Louie, Raymond  
Subject: RE: Chinatown 138 E. Pender Medical Marijuana-Related Use application  
Importance: High

**Councillor Louie, Councillor Jang and City of Vancouver staff:**

I'm writing because I don't support the 138 E. Pender Medical Marijuana-Related Use application. I grew up in Vancouver going to Chinatown as a child. Chinatown is a special part of my Vancouver. I go to Chinatown at least once a week for shopping, dining or leisure events. I am a member of the Dr. Sun Yat-Sen Classical Garden and the Chinese Canadian Military Museum. Although currently no direct family members reside in Chinatown, my mum and dad, uncles and aunts, cousins, Grandpa and Grandmas all lived in Chinatown at one time. They went to school, grew up, and worked there and even after they moved away to live in other parts of the City, they continued to come to Chinatown to spend their time as I do now, visiting friends/family, shopping, dining and attending social events.

**You should not approve the Medical Marijuana-Related Use application for the reasons listed below:**

- Store is located in area where City of Vancouver has prohibited MMRU. Area defined under bylaw 11.28.2(c).
- This contravenes the City bylaw 11.28.2(b). The proposed retail store is 150m away from Chinese Cultural Centre where kids and seniors frequent, and kids go to Chinese school.
- Violates city bylaw 11.28.2(b) that Medical Marijuana-Related Use needs to be at least 300m away from community centre, because this one is 210m away from Carnegie Community Centre.
- A marijuana dispensary is not suitable retail for Chinatown, especially on historic Pender. This will not be tourist-friendly and does not activate street.
- The City will set bad precedent for future MMRU stores that will also violage City MMRU boundary bylaws.
- I am generally oppose to the recent proliferation of Medical Marijuana businesses through out the City. I currently live in the West End where there are a number of Marijuana businesses and find them objectionable due to some of the clientele that they attract and overall disproportionate number of such business (at times, it seems like there's on every few blocks).

I recommend that the City reject this proposal so that retail that adds to Chinatown street activity can go in instead.

**In conclusion, this application is for a business that does nothing to enhance the neighborhood, moreover it violates City bylaws. The City and staff should not approve it.**

Yours sincerely,

s.22(1)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: "[Lee, Darren](mailto:Darren.Lee@vancouver.ca)" <[Darren.Lee@vancouver.ca](mailto:Darren.Lee@vancouver.ca)>  
Date: 4/6/2017 9:30:26 AM  
Subject: RE: chinatown dispensary application

138 E Pender DP-2016-00715

I have six applications including that one I am preparing recommendations for as well. J

John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

---

**From:** Lee, Darren  
**Sent:** Thursday, April 06, 2017 8:19 AM  
**To:** Freeman, John  
**Subject:** FW: chinatown dispensary application

Hi John, which one is this email chain referring to? also, did you update your spreadsheet with the status of all the remaining applications? It sounds like you still held onto some of them; including this one located in Chinatown?

**darren lee** | supervisor - development review branch  
t | 604.871.6703

---

**From:** Greer, John  
**Sent:** Wednesday, April 05, 2017 2:58 PM  
**To:** Freeman, John; Lee, Darren  
**Subject:** RE: chinatown dispensary application



john greer  
assistant director, development services  
development, buildings, & licensing, city of vancouver  
t: 604.871.6194 e: [john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)

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**From:** Freeman, John  
**Sent:** Wednesday, April 5, 2017 2:51 PM  
**To:** Greer, John; Lee, Darren  
**Subject:** RE: chinatown dispensary application

I now have the petitions from Chinatown. I can make recommendations Friday for this one and a few others that are through notification and staff reviews. J

---

**From:** Greer, John  
**Sent:** Wednesday, April 05, 2017 2:49 PM

**To:** Lee, Darren; Freeman, John  
**Subject:** FW: chinatown dispensary application

s.13(1)

john greer  
assistant director, development services development,  
buildings, & licensing, city of vancouver t: 604.871.6194 e:

[john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)



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**From:** Krishna, Kaye  
**Sent:** Wednesday, April 5, 2017 2:46 PM  
**To:** Greer, John  
**Subject:** FW: chinatown dispensary application

I don't know the answer to this – can you provide?

[KAYEKRISHNA](#) | [GeneralManager Development, Buildings, & Licensing \(O\)604.873.7160 | \(M\)604.679.0475](#)



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**From:** Quinlan, Kevin  
**Sent:** Wednesday, April 5, 2017 2:25 PM  
**To:** Krishna, Kaye  
**Subject:** chinatown dispensary application

Hi Kaye, what's the timing on a decision related to the dispensary in Chinatown application?

thanks

Kevin Quinlan  
Chief of Staff, Office of the Mayor  
City of Vancouver  
Office: 604.873.7232  
Cell: 778.995.2264



From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

"Jang, Kerry" <Kerry.Jang@vancouver.ca>

"Louie, Raymond" <Raymond.Louie@vancouver.ca>

Date: 3/9/2017 10:51:28 AM

Subject: RE: Chinatown Medical Marijuana-Related Use application for 138 E. Pender St.

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

-----Original Message-----

From: s.22(1)

Sent: Thursday, March 09, 2017 9:15 AM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Chinatown Medical Marijuana-Related Use application for 138 E. Pender St.

To city staff, Chinatown Councillor Kerry Jang and Raymond Louie:

I am writing this email to express my concerns about the 138 E. Pender Medical Marijuana-Related Use application. I currently live nearby Chinatown. Chinatown is a special part of my Vancouver. I have lived in Gastown for 25 years, spend a lot of time in Chinatown, and do not like the changes.

I urge you to not approve the Medical Marijuana-Related Use application because of the following:

- Store is located in area where City of Vancouver has prohibited MMRU. Area defined under bylaw 11.28.2(c).
- The store is less than 300m from the Chinese Cultural Centre where kids go to school and families and seniors participate in community activities. Violates City bylaw 11.28.2(b)
- The store is 210m away from Carnegie Community Centre. Violates City bylaw 11.28.2(b).
- A medical marijuana dispensary will not add to the goals of creating a culturally vibrant Chinatown for children, families and seniors as stated in Chinatown Vision created by community and City of Vancouver.
- The City will set bad precedent for future MMRU stores that will also violate City MMRU boundary bylaws.
- There is already a marijuana shop in the 100 block of E Pender - I see many young people going in, and wonder if it is for medical reasons. Please don't be deceived.

Retail that will add cultural vitality and activity to neighbourhood should go in instead.

The 138 E Pender MMRU application is not suitable for Chinatown. Staff and Board of Variance should not approve it.

s.22(1)

From: "Louie, Raymond" <Raymond.Louie@vancouver.ca>

To: s.22(1)

Date: 3/9/2017 10:43:28 AM

Subject: Re: Chinatown Medical Marijuana-Related Use application for 138 E. Pender St.

Dear s.22(1)

Thank you for your email. My understanding is that city staff are conducting the public feedback phase of this application and will also tested against the regulations that require separation from various uses. Your feedback is helpful in determining neighbourhood sentiment and you have already copied the appropriate staff person so it will be included as part of the many responses that we have received so far.

Acting Mayor Raymond Louie  
Vice-Chair – Metro Vancouver Regional District  
Past President - Federation of Canadian Municipalities

p: 604-873-7243

e: [raymond.louie@vancouver.ca](mailto:raymond.louie@vancouver.ca)

a: [453 W 12 Ave Vancouver, BC V5Y 1V4](#)

[www.vancouver.ca/ctyclerk/mayorcouncil/councillor/louie.htm](http://www.vancouver.ca/ctyclerk/mayorcouncil/councillor/louie.htm)

On Mar 9, 2017, at 9:15 AM, s.22(1) wrote:

To city staff, Chinatown Councillor Kerry Jang and Raymond Louie:

I am writing this email to express my concerns about the 138 E. Pender Medical Marijuana-Related Use application. I currently live nearby Chinatown. Chinatown is a special part of my Vancouver. I have lived in Gastown for 25 years, spend a lot of time in Chinatown, and do not like the changes.

I urge you to not approve the Medical Marijuana-Related Use application because of the following:

- Store is located in area where City of Vancouver has prohibited MMRU. Area defined under bylaw 11.28.2(c).
- The store is less than 300m from the Chinese Cultural Centre where kids go to school and families and seniors participate in community activities. Violates City bylaw 11.28.2(b)
- The store is 210m away from Carnegie Community Centre. Violates City bylaw 11.28.2(b).
- A medical marijuana dispensary will not add to the goals of creating a culturally vibrant Chinatown for children, families and seniors as stated in Chinatown Vision created by community and City of Vancouver.
- The City will set bad precenty for future MMRU stores that will also violate City MMRU boundary bylaws.
- There is already a marijuana shop in the 100 block of E Pender - I see many young people going in, and wonder if it is for medical reasons. Please don't be deceived.

Retail that will add cultural vitality and activity to neighbourhood should go in instead.

The 138 E Pender MMRU application is not suitable for Chinatown. Staff and Board of Variance should not approve it.

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 3/9/2017 1:54:00 PM  
Subject: RE: Chinatown Medical Marijuana-Related Use application for 138 E. Pender St.

Hi s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

From: s.22(1)  
Sent: Thursday, March 09, 2017 12:34 PM  
To: Freeman, John; Jang, Kerry; Louie, Raymond  
Subject: Chinatown Medical Marijuana-Related Use application for 138 E. Pender St.

To Councillor Jang and Louie:

I'm writing to you today to voice my opposition to the Medical Marijuana-Related Use application at 138 E Pender.

My position is that of a long time resident, participant and stakeholder in the community. I live two blocks from the development site in the s.22(1) my home of more than ten years. I volunteer and work part-time at the Dr. Sun Yat-Sen Classical Chinese Garden, which is right around the corner from the development site. My involvement in the neighbourhood goes back to 1976.

Staff should not recommend the MMRU application for the following reasons:

- Permitting this enterprise will set precedent for other MMRU applications in areas prohibited by the City.
- The site is located in area where MMRU enterprises are prohibited under bylaw 11.28.2(c).
- The retail store is 150 metres away from Chinese Cultural Centre, which is a vital community space and Chinese school in Chinatown.
- The store is 210m away from Carnegie Community Centre. Violates City bylaw 11.28.2(b).
- A medical marijuana dispensary runs counter to the goals of creating a culturally vibrant Chinatown for children, families and seniors as stated in Chinatown Vision created by community and City of Vancouver.

A Medical marijuana dispensary has already been operating on Pender for some time. It adds nothing to the character or context of Chinatown. From what I have directly observed the impact is quite the opposite. Chinatown is a small neighbourhood and what it needs right now are more shops and services that support it's culture, history and residents.

If there is a perceived need for a Medical Marijuana dispensary in the community, put it on Hastings street, in Tinseltown Mall or add it as a service to an existing pharmacy.

If the MMRU business instead was situated two or three blocks North or four blocks West it could still serve the clientèle it has built up during the last few years on Pender. Its departure would leave a space for a legacy Chinatown business to adopt. With the changes coming to Keefer street, the need for such spaces will be keenly felt.

This is an unacceptable application and the City of Vancouver should not approve it.

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 12:35:23 PM

Subject: RE: Chinatown Medical Marijuana-Related Use application for 138 E. Pender St.

H s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

---

From s.22(1)

Sent: Friday, March 10, 2017 11:16 AM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Chinatown Medical Marijuana-Related Use application for 138 E. Pender St.

Vancouver City Staff, Councillor Louie and Jang:

I am writing to you regarding my **non-support** for the Medical Marijuana-Related Use application for 138 E. Pender St. I live close by Chinatown where the MMRU applicant is. Chinatown is a special part of my Vancouver. this is 1 of only 2 historic neighbourhoods we have in Vancouver: please, PLEASE, preserve it !! It's 10 times more beautiful and typic than the one in Portland: they kept in intact and you want to destroy yours, ours...

Board of Variance and staff should not approve the Medical Marijuana-Related Use application because of the reasons below.

- Store is in area where MMRU is not prohibited. See MMRU bylaw 11.28.2(c).
- Violates City bylaw 11.28.2(b) because the store is less than 300 meters away from the Chinese Cultural Centre where children go to Chinese school.
- A MMRU retail will not achieve the goals of cultural revitalization for Chinatown stated in Chinatown Vision Directions developed by City and community in 2002. It will not activate the street, which is what Chinatown needs.
- Rules are rules and **you are using the power the people of Vancouver gave to you, to bypass the law, to ABUSE it, and DECEIVE us.**

Retail stores that are culturally-appropriate, family and senior-friendly should be in that store instead.

In conclusion, this application is not good for the neighbourhood and breaks the City bylaws. The City and staff should not approve it.

Regards,

s.22(1)

From: "[Bengston, Kathy](mailto:kathy.bengston@vancouver.ca)" <[kathy.bengston@vancouver.ca](mailto:kathy.bengston@vancouver.ca)>  
To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
Date: 3/31/2017 9:46:08 AM  
Subject: RE: City Clerk's Office re: Incoming Correspondence on Chinatown Revitalization Updates

31 March

Thanks John. What time today do you anticipate the Planning staff to visit City Clerk's reception?

Also to clarify, do you mean Gil Kelley, GM of Planning, Urban Design & Sustainability (when you say Director of Planning), should see a copy of these letters?

Kathy

---

**From:** Freeman, John  
**Sent:** Friday, March 31, 2017 8:14 AM  
**To:** Bengston, Kathy  
**Subject:** RE: City Clerk's Office re: Incoming Correspondence on Chinatown Revitalization Updates

Thanks Kathy.

No need to make copies. These will go into a file for this Development Permit. Really just for the Director of Planning to see before making a decision.

Regards,

**John Freeman** Project Facilitator 604.871.6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

---

**From:** Bengston, Kathy  
**Sent:** Thursday, March 30, 2017 4:37 PM  
**To:** Freeman, John  
**Subject:** City Clerk's Office re: Incoming Correspondence on Chinatown Revitalization Updates

30 Mach

Hello John,

Further to my initial phone call, I also have two sets of letters (11 from individuals + 27 from associations) received this afternoon regarding the above. My question: do you or one of your staff colleagues need to receive a copy of these letters too?

Appreciate your response,

Kathy Bengston  
Correspondence Clerk  
City Clerk's I **CITY OF VANCOUVER**  
T: 604.871.6222 | F: 604.873.7419  
[kathy.bengston@vancouver.ca](mailto:kathy.bengston@vancouver.ca)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/9/2017 12:56:13 PM

Subject: RE: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

Good Afternoon s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

-----Original Message-----

From: s.22(1)

Sent: Thursday, March 09, 2017 11:35 AM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

To City of Vancouver Staff and Councillors Louie and Jang:

I'm writing because I don't support the 138 E Pender St Medical Marijuana application. Vancouver's Chinatown is an important aspect of my urban and cultural experience. I am 4th generation Chinese-Canadian. My mother grew up in Vancouver Chinatown. Vancouver Chinatown has always been an important part of our extended community and was, in particular, a vital connection culturally, s.22(1) from Chinatown distributors when we lived in s.22(1) For many, many years, it was our main connection to our Chinese heritage.

I do not support the Medical Marijuana-Related Use application because of the reasons below.

- The retail store is in the prohibited boundaries for an MMRU retail as stated in MMRU bylaw 11.28.2(c).
- The store is less than 300m from the Chinese Cultural Centre where kids go to school and families and seniors participate in community activities. Violates City bylaw 11.28.2(b)
- The application breaks City bylaw City bylaw 11.28.2(b) because the store is less than 300m from the the Carnegie Centre where community activities happen.
- A marijuana dispensary is not suitable retail for Chinatown.
- If this application is allowed, the City will set a precedent to violate its prohibited boundary bylaws in Chinatown going forward.
- I am strongly opposed to the number of Medical Marijuana shops that the COV has approved in the past few years. City-wide, there are far too many, and adding yet another into Chinatown is inappropriate for the entrepreneurial and cultural texture of the community. Chinatown is a National Heritage site and incoming businesses should positively reflect a cultural, creative future for the neighbourhood. Retail that will add cultural vitality and activity to neighbourhood should be the focus. This is what Chinatown needs, the kind of positive revival that the community needs, NOT a Medical Marijuana shop! To allow this business into the neighbourhood is short-sighted, extremely negative and entirely inappropriate.

The MMRU application should not be approved because of the reasons I have listed above.

With regards,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 11:41:29 AM

Subject: RE: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here:  
<http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

-----Original Message-----

From: s.22(1)

Sent:

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

To City of Vancouver Staff and Councillors Louie and Jang:

I'm writing because I don't support the 138 E Pender St Medical Marijuana application. Vancouver's Chinatown is heritage district undergoing critical change at this point in time. every decision made at this juncture has an acute affect on the viability, sustainability and character of this national historic district. I ask the City of Vancouver to commit to a progressive stance and act to protect the designated heritage district by encouraging businesses that reflect a sensitivity to the district in addition to careful and considered measures with respect to all new development. I believe that a Medical Marijuana facility will negatively affect the community and will not contribute to a positive community viability in any way.

I do not support the Medical Marijuana-Related Use application because of the reasons below.

- The retail store is in the prohibited boundaries for an MMRU retail as stated in MMRU bylaw 11.28.2(c).
- The store is less than 300m from the Chinese Cultural Centre where kids go to school and families and seniors participate in community activities. Violates City bylaw 11.28.2(b)
- The application breaks City bylaw City bylaw 11.28.2(b) because the store is less than 300m from the the Carnegie Centre where community activities happen.
- A marijuana dispensary is not suitable retail for Chinatown.
- If this application is allowed, the City will set a precedent to violate its prohibited boundary bylaws in Chinatown going forward.
- I am strongly opposed to the number of Medical Marijuana shops that the COV has approved in the past few years. City-wide, there are far too many, and adding yet another into Chinatown is inappropriate for the entrepreneurial and cultural texture of the community. Chinatown is a National Heritage site and incoming businesses should positively reflect a cultural, creative future for the neighbourhood. Retail that will add cultural vitality and activity to neighbourhood should be the focus. This is what Chinatown needs, the kind of positive revival that the community needs, NOT a Medical Marijuana shop! To allow this business into the neighbourhood is short-sighted, extremely negative and entirely inappropriate.

The MMRU application should not be approved because of the reasons I have listed above.

With regards,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: [REDACTED]

Date: 3/9/2017 4:50:01 PM

Subject: RE: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

Hi [REDACTED]

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

From [REDACTED]

Sent: Thursday, March 09, 2017 2:48 PM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

To City of Vancouver Staff and Councillor Louie and Jang:

This is my non-support letter for the 138 E. Pender St Medical Marijuana-Related Use application. This historic area is very important to me. [REDACTED]

I am strongly opposed to the application for these reasons:

- The retail store is in the prohibited boundaries for an MMRU retail as stated in MMRU bylaw 11.28.2(c).
- The proposed retail store is 150m away from Chinese Cultural Centre where kids and seniors will be and kids go to Chinese school.
- The store is 210m away from Carnegie Community Centre. Violates City bylaw 11.28.2(b).
- A marijuana dispensary is not suitable retail for Chinatown.
- If this application is allowed, the City will set precedent to violate its prohibited boundary bylaws in Chinatown going forward.

Retail that will add cultural vitality and activity to neighbourhood should go in instead.

In summary, the MMRU application violates policy and does not fit Chinatown. I urge the City of Vancouver to reject it.

[REDACTED]





From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 1:04:02 PM

Subject: RE: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

OK thank you

-----Original Message-----

From: s.22(1)

Sent: Friday, March 10, 2017 12:00 PM

To: Freeman, John

Subject: Re: Comments for Chinatown 138 E Pender Medical Marijuana-Related Use application

Hello John Freeman,

Please note that this letter is from s.22(1)

Thank you,

Sent from my iPad

> On Mar 10, 2017, at 11:38 AM, Freeman, John <John.Freeman@vancouver.ca> wrote:

>

> Good Morning s.22(1)

>

> Thank you very much for your email about 138 East Pender. You can

> find more information on our website about this application here:

> <http://development.vancouver.ca/138epender/index.htm>

>

> Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

>

> Your email will only be used to communicate with you about this Development Application.

Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

>

>

> Kind Regards,

>

> J o h n F r e e m a n Project Facilitator 604 871 6076

> John.freeman@vancouver.ca Development, Buildings and Licensing - City

> of Vancouver

>  
> PLEASE NOTE: I will be moving to another project as of March 20th  
> 2017. Please send any further enquiries about this project to  
> medical.marijuana@vancouver.ca

>  
>  
>  
>  
>  
>

> -----Original Message-----

> From: s.22(1)  
> Sent: Friday, March 10, 2017 8:23 AM  
> To: Freeman, John; Jang, Kerry; Louie, Raymond  
> Subject: Comments for Chinatown 138 E Pender Medical Marijuana-Related  
> Use application

>  
> To City of Vancouver Staff and Councillors Louie and Jang:

>  
> I'm writing because I don't support the 138 E Pender St Medical Marijuana application. Vancouver's Chinatown is an important aspect of of my personal and cultural history. I am 2nd generation Chinese-Canadian. I am s 22(1) years old and I grew up in Vancouver Chinatown, studied Chinese language at the community school and attended Strathcona elementary school. While Chinatown has changed and is in the process of extreme change, I sincerely hope that the City of Vancouver will act to protect the designated heritage district by encouraging businesses that reflect a sensitivity to the district in addition to careful and considered measures with respect to new development. With respect to the former thought, I believe that a Medical Marijuana facility will negatively affect the community and will not contribute to a positive community viability in any way.

>  
> I do not support the Medical Marijuana-Related Use application because of the reasons below.  
> - The retail store is in the prohibited boundaries for an MMRU retail as stated in MMRU bylaw 11.28.2(c).  
> - The store is less than 300m from the Chinese Cultural Centre where  
> kids go to school and families and seniors participate in community  
> activities. Violates City bylaw 11.28.2(b)  
> - The application breaks City bylaw City bylaw 11.28.2(b) because the store is less than 300m from the the Carnegie Centre where community activities happen.  
> - A marijuana dispensary is not suitable retail for Chinatown.  
> - If this application is allowed, the City will set a precedent to violate its prohibited boundary bylaws in Chinatown going forward.  
> - I am strongly opposed to the number of Medical Marijuana shops that the COV has approved in the past few years. City-wide, there are far too many, and adding yet another into Chinatown is inappropriate for the entrepreneurial and cultural texture of the community. Chinatown is a National Heritage site and incoming businesses should positively reflect a cultural, creative future for the neighbourhood. Retail that will add cultural vitality and activity to neighbourhood should be the focus. This is what Chinatown needs, the kind of positive revival that the community needs, NOT a Medical Marijuana shop! To allow this business into the neighbourhood is short-sighted, extremely negative and entirely inappropriate.

>  
> The MMRU application should not be approved because of the reasons I have listed above.  
>

> With regards,

s.22(1)



>

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/9/2017 12:14:58 PM

Subject: RE: Comments RE: Chinatown 138 E Pender St Medical Marijuana application

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

-----Original Message-----

From s.22(1)

Sent: Thursday, March 09, 2017 10:50 AM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Comments RE: Chinatown 138 E Pender St Medical Marijuana application

Dear CoV staff and Chinatown Councillor Jang and Louie:

I'm writing because I don't support the 138 E. Pender Medical Marijuana-Related Use application. I currently work nearby the proposed MMRU retail. The historic area has special significance to my upbringing. This historic area is very important to me. I am Chinese Canadian and have 3 generations of connections to Chinatown ... we would go to Ch [redacted] en as kids, my dad had friends in Chinatown, and s.22(1) most of the Vancouver-born Chinese Canadian octogenarian s.22(1) Now I have a business in Chinatown and the gentrification and development permitted by the City is sad and so wrong.

I'm opposed to the MMRU application because of the reasons below.

- MMRU bylaw 11.28.2(c) does not allow MMRU store to be in Chinatown area.
- The retail store is 150 metres away from Chinese Cultural Centre, which is a vital community space and Chinese school in Chinatown.
- The store is 210m away from Carnegie Community Centre. Violates City bylaw 11.28.2(b).
- A dispensary will not help Chinatown for tourism or children-friendly neighbourhood as stated in Chinatown Vision created by City and community.
- The City will set bad precedent for future MMRU stores that will also violate City MMRU boundary bylaws.
- Vancouver's Chinatown is a National Historic Site. It is WRONG to have a marijuana dispensary in this special heritage neighbourhood. It is so disrespectful.
- "Alternative Uses for 105 Keefer Site" (below) has nothing to do with 139 E. Pender St. I don't understand why this question is part of this dispensary application ...? You also note the address below as 138 E. Pender St. I'm very confused ...

The 138 E Pender MMRU application is not suitable for Chinatown. Staff and Board of Variance should not approve it.

Yours truly,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

"Jang, Kerry" <Kerry.Jang@vancouver.ca>

"Louie, Raymond" <Raymond.Louie@vancouver.ca>

Date: 3/9/2017 10:53:10 AM

Subject: RE: Comments RE: Chinatown 138 E Pender St Medical Marijuana application

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here:  
<http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

-----Original Message-----

From: s.22(1)

Sent: Thursday, March 09, 2017 9:46 AM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Comments RE: Chinatown 138 E Pender St Medical Marijuana application

To City of Vancouver, Councillor Jang, Councillor Louie,

This is my non-support letter for the 138 E. Pender Medical Marijuana-Related Use application. I grew up going to Chinatown as a kid. Chinatown is an important part of my Vancouver. My family has roots in Chinatown. My grandfather lived and worked in the Chinatown area and I have many wonderful memories of him when Chinatown was prosperous and then when it was in decline. My father worked as a building contractor for many years as well raising our family and as a result I spent of my youth in the area.

I strongly recommend that staff and the Board of Variance rejects the MMRU application for the reasons listed below:

- A MMRU retail will not achieve the goals of cultural revitalization for Chinatown stated in Chinatown Vision developed by City and community.
- If this application is allowed, the City will set precedent to violate its prohibited boundary bylaws in Chinatown going forward.

I recommend that the City reject this proposal so that retail that adds to Chinatown street activity can go in instead.

The MMRU application should not be approved because of the reasons I have listed above.

s.22(1)

Sent from my iPhone

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 3/17/2017 3:34:18 PM  
Subject: RE: Comments RE: Chinatown 138 E Pender St Medical Marijuana application

Hi s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076  
John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

PLEASE NOTE: I will be moving to another project as of March 20th 2017. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

-----Original Message-----

From: s.22(1)  
Sent:  
To: Freeman, John; Jang, Kerry; Louie, Raymond  
Subject: Comments RE: Chinatown 138 E Pender St Medical Marijuana application

Dear CoV staff and Chinatown Councillor Jang and Louie:

I'm writing because I don't support the 138 E. Pender Medical Marijuana-Related Use application. I currently work nearby the proposed MMRU retail. The historic area has special significance to my upbringing. This historic area is very important to me. I am Chinese Canadian and have 3 generations of connections to Chinatown ... we would go to Chinatown often as kids, my dad had friends in Chinatown, and s.22(1) most of the Vancouver-born Chinese Canadian octogenarians s.22(1) Now I have a business in Chinatown and the gentrification and development permitted by the City is sad and so wrong.

I'm opposed to the MMRU application because of the reasons below.

- MMRU bylaw 11.28.2(c) does not allow MMRU store to be in Chinatown area.
- The retail store is 150 metres away from Chinese Cultural Centre, which is a vital community space and Chinese school in Chinatown.
- The store is 210m away from Carnegie Community Centre. Violates City bylaw 11.28.2(b).
- A dispensary will not help Chinatown for tourism or children-friendly neighbourhood as stated in Chinatown Vision created by City and community.
- The City will set bad precedent for future MMRU stores that will also violate City MMRU boundary bylaws.
- Vancouver's Chinatown is a National Historic Site. It is WRONG to have a marijuana dispensary in this special heritage neighbourhood. It is so disrespectful.
- "Alternative Uses for 105 Keefer Site" (below) has nothing to do with 139 E. Pender St. I don't understand why this question is part of this dispensary application ...? You also note the address below as 138 E. Pender St. I'm very confused ...

The 138 E Pender MMRU application is not suitable for Chinatown. Staff and Board of Variance should not approve it.

Yours truly  
s.22(1)

From: "[Doucette, Nicole](mailto:Nicole.Doucette@vancouver.ca)" <[Nicole.Doucette@vancouver.ca](mailto:Nicole.Doucette@vancouver.ca)>  
To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
Date: 4/5/2017 3:22:38 PM  
Subject: RE: Council Correspondence - 138 E Pender  
Attachments: Mayor and Council Feedback-101009349485.rtf  
Chin Wing Chun Society Page 2.pdf  
Chin Wing Chun Society Page 1 (1).pdf

Hello John,

I have attached the petition we just received, it may be one you already have. If we get anymore I will send them your way or to David?

Regards,

**Nicole Doucette**

Council Correspondence Coordinator  
City Clerk's Department | City of Vancouver  
604-873-7266  
[nicole.doucette@vancouver.ca](mailto:nicole.doucette@vancouver.ca)

---

**From:** Freeman, John  
**Sent:** Wednesday, April 05, 2017 11:32 AM  
**To:** Doucette, Nicole  
**Cc:** Autiero, David  
**Subject:** RE: Council Correspondence - 138 E Pender

Hi Nicole.

Yes please. I think I have all the petitions and letters from the stakeholders in Chinatown about this application but it is hard to tell. Many of the respondents have copied me on submissions to Council. J

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

---

**From:** Doucette, Nicole  
**Sent:** Wednesday, April 05, 2017 10:17 AM  
**To:** Freeman, John  
**Subject:** Council Correspondence - 138 E Pender

Hello John,

I coordinate the correspondence sent to Council and through the [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) I have received several feedback items from citizens and community groups about the Development Application for 138 E Pender. Would you like me to send these items to you?

Kind regards,

**Nicole Doucette**

Council Correspondence Coordinator  
City Clerk's Department | City of Vancouver  
604-873-7266  
[nicole.doucette@vancouver.ca](mailto:nicole.doucette@vancouver.ca)



### Mayor and Council Feedback

Case number: 101009349485

Case created: 2017-03-31, 05:23:00 PM

### Incident Location

Address: , ,

Address2:

Location name:

### Contact Details

Name: Chin Wing Chun Society

Address: ,

Address2:

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

### Request Details

1 D Subject: Petition\_Oppose138 East Pender to Change to  
. e Medical Marijuana-Related Use Good day Mayor and  
s Councillors, Please find the attached addition Petition  
c Forms for your reference. It is the additional copies that we  
r have sent to you on behalf of 2,937 individuals and 43  
i organizations that we have delivered to the City Clerk  
b yesterday around 3:50pm. Thanks! s.22(1)  
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Negative \_\_\_\_\_

- 3. Department: \_\_\_\_\_
- 4. (Don't ask, just record - did caller indicate they want a call back?): \_\_\_\_\_
- 5. Select category: \_\_\_\_\_
- 6. Select topic: \_\_\_\_\_
- 7. Specific area of concern: \_\_\_\_\_
- 8. Neighbourhood: \_\_\_\_\_

**Additional Details**

--- (ccke, Mar 31 2017 5:25PM) See attachments: Chin Wing Chun Society Pages 1 - 2

**Map and Photo**

- no picture -

EN  
FYA to:  
FYI to:

## Members / Affiliates of the Chin Wing Chun Society

### Petition Form

#### 全加陳穎川總堂會員/友好請願書

We, the undersigned, are members / affiliates of the Chin Wing Chun Society (160 East Pender Street, Vancouver, BC, V6A 1T3). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use. 我們是全加陳穎川總堂的會員 / 友好, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
s.22(1)		160 East Pender Street, Vancouver, BC, V6A 1T3	s.22(1)	
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		

## Members / Affiliates of the Chin Wing Chun Society

### Petition Form

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英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
s.22(1)		160 East Pender Street, Vancouver, BC, V6A 1T3	s.22(1)	
		160 East Pender Street, Vancouver, BC, V6A 1T3		
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		160 East Pender Street, Vancouver, BC, V6A 1T3		
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		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		
		160 East Pender Street, Vancouver, BC, V6A 1T3		

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: "Doucette, Nicole" <nicole.doucette@vancouver.ca>  
Date: 4/6/2017 8:54:44 AM  
Subject: RE: Council Correspondence - 138 E Pender

Hi Nicole,

Yes, please forward any others to David Autiero. Cheers – J

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

---

**From:** Doucette, Nicole  
**Sent:** Wednesday, April 05, 2017 3:23 PM  
**To:** Freeman, John  
**Cc:** Rawsthorne, David  
**Subject:** RE: Council Correspondence - 138 E Pender

Hello John,

I have attached the petition we just received, it may be one you already have. If we get anymore I will send them your way or to David?

Regards,

**Nicole Doucette**  
Council Correspondence Coordinator  
City Clerk's Department | City of Vancouver  
604-873-7266  
[nicole.doucette@vancouver.ca](mailto:nicole.doucette@vancouver.ca)

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**Sent:** Wednesday, April 05, 2017 11:32 AM  
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**Cc:** Autiero, David  
**Subject:** RE: Council Correspondence - 138 E Pender

Hi Nicole.

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Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
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---

**From:** Doucette, Nicole  
**Sent:** Wednesday, April 05, 2017 10:17 AM  
**To:** Freeman, John  
**Subject:** Council Correspondence - 138 E Pender

Hello John,

I coordinate the correspondence sent to Council and through the [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca) I have received several feedback items from citizens and community groups about the Development Application for 138 E Pender. Would you like me to send these items to you?

Kind regards,

**Nicole Doucette**  
Council Correspondence Coordinator  
City Clerk's Department | City of Vancouver  
604-873-7266  
[nicole.doucette@vancouver.ca](mailto:nicole.doucette@vancouver.ca)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 6/14/2016 5:33:15 PM  
Subject: RE: DE420249 opinion

Thank you very much for your email about **148 E Hastings St (specifically: 138 E Hastings St)**. Your letter will become part of the official file for this Development Application (**DE420249**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Planning & Development Services - City of Vancouver

---

**From** s.22(1)  
**Sent:** Tuesday, June 14, 2016 5:00 PM  
**To:** Freeman, John  
**Subject:** DE420249 opinion

Hello,

*I do NOT support having Eden leasing the space at **138 east Hastings st Vancouver**.*

*They currently have two outlets on Pender st and i feel this not needed in such a problematic block of the DTES.*

*If they were to hire a licensed independent professional security guard for the time they are open then it could be acceptable.*

*As it is, we are having huge problems with COV trying to manage the 100 block of east Hastings and this proposal I can not see helping to clean up the block.*

*We want to move forward not backwards.*

*I purchased my property in this development based on the fact that pharmacies/ drug stores or convenience stores were not allowed to lease out the ground floor.*

*I feel it will have a negative impact on my ability to sell the apartment in the future. I am aware that insite is over the road, and I am hoping that one day it will be relocated.*

s.22(1)



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: [VCMA <vcmacanada@gmail.com>](mailto:vcmacanada@gmail.com)

Date: 3/9/2017 4:53:29 PM

Subject: RE: Development Application - 138 E. Pender Street (DP-2016-00715)

Hi Daniel – please forward this response to Mr. Chan,

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** VCMA [<mailto:vcmacanada@gmail.com>]

**Sent:** Thursday, March 09, 2017 3:16 PM

**To:** Freeman, John; Mcleod, Lidia

**Subject:** Re: Development Application - 138 E. Pender Street (DP-2016-00715)

Dear Sir,

Attached please find the letter to oppose the re-zoning application to 138 E. Pender Street  
\u8203 ? (DP-2016-00715)  
from the Vancouver Chinatown Merchants Association

\u8203 ?Thank you very much for your kind attention.\u8203 ?

Best regards,

Daniel



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Elizabeth Cheong](mailto:elizabeth@chinatownfoundation.org)" <[elizabeth@chinatownfoundation.org](mailto:elizabeth@chinatownfoundation.org)>

Date: 3/17/2017 3:23:47 PM

Subject: RE: Development Application DP-2016-00715

Hi Elizabeth,

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

**From:** Elizabeth Cheong [<mailto:elizabeth@chinatownfoundation.org>]

**Sent:** Monday, March 13, 2017 4:10 PM

**To:** Krishna, Kaye; Freeman, John; Medical Marijuana; Mayor and Council Correspondence

**Subject:** Re: Development Application DP-2016-00715

Hello,

Please find our letter of opposition for this development application attached.

Thank you for your attention.

Elizabeth

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 6/15/2016 11:34:41 AM

Subject: RE: Development Application Feedback - DE420249 - 138 East Hastings Street

Hi

Thank you very much for your email about 148 E Hastings St (specifically: 138 E Hastings St). Your letter will become part of the official file for this Development Application (DE420249). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending June 24th 2016, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

John Freeman Project Facilitator 604 871 6076  
John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

-----Original Message-----

From: s.22(1)

Sent: Wednesday, June 15, 2016 10:56 AM

To: Freeman, John

Subject: Development Application Feedback - DE420249 - 138 East Hastings Street

Hi John,

Thank you for giving residents of the area an opportunity to give feedback on application DE420249 (Eden Medical One Society).

I am a resident and owner of s.22(1) and have been an owner here for almost 3 years now. With regards to this specific application I strongly object to this type of business going into this area and would like to request it be rejected on all fronts.

The area as I'm sure you are aware has a large drug issue and is a community of both regular and low income residents. The community here has many businesses that look at assisting those in need and helping those in this area, a business such as Eden would only feed the problem that already exists here and would in no way do good for the downtown East side.

s.22(1) that is quite close to where application DE420249 is looking at opening, of late the amount of drug use in the area has dramatically increased, my fear here is that Eden will again only feed the growing problem and cause more issues in an already troubled area.

I appreciate your consideration here in rejecting this application and not allowing this business to move forward, we need business in this area that will continue to make this a more positive community, one that helps those in need not hinders them further.

Please let me know if you require any further information from me as I would be happy to discuss this further.

Best regards,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 2/28/2017 11:40:41 AM  
Subject: RE: development application for 138 east gender

H s.22(1)

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00716**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

**From:** s.22(1)  
**Sent:** Sunday, February 26, 2017 11:31 PM  
**To:** Freeman, John  
**Subject:** development application for 138 east gender

to whom it may concern

I s.22(1) work and live in east vancouver for over 10 years.I object once again permitting opening medical marijuana store on east pender.

first of all this area has enough of this kind of facility. It is absolutly over woming with too many of them too close to each other.Isn't by law they should not be too close to each other.they are family living in this east side as well, why not open some more grocery stores or other healty normal retail stores .maybe this way bring more positive and healty side of living back in to this area.

daycares, healthfood store, bakery,the list can go on and on .make this area more livable not taking life out of it and fuel more to this fire of addiction.

i like to come in person and say my points and reasons if its necessary .

you can reach me at s.22(1) or email s.22(1)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: s.22(1)  
Date: 2/28/2017 11:44:52 AM  
Subject: RE: development application for 138 east gender

s.22(1)  
Hi

My apologies. The application number is actually DP-2016-00715 at the location you are commenting on.

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

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**From:** s.22(1)  
**Sent:** Sunday, February 26, 2017 11:31 PM  
**To:** Freeman, John  
**Subject:** development application for 138 east gender

to whom it may concern

I s.22(1) work and live in east vancouver for over 10 years. I object once again permitting opening medical marijuana store on east pender.

first of all this area has enough of this kind of facility. It is absolutely over zoning with too many of them too close to each other. Isn't by law they should not be too close to each other. they are family living in this east side as well, why not open some more grocery stores or other healthy normal retail stores. maybe this way bring more positive and healthy side of living back in to this area.

daycares, healthfood store, bakery, the list can go on and on. make this area more livable not taking life out of it and fuel more to this fire of addiction.

i like to come in person and say my points and reasons if its necessary .

you can reach me at s.22(1) or email s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 3/9/2017 10:32:28 AM  
Subject: RE: Development Application to -138 East Pender Street

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here:  
<http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10<sup>th</sup> 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076  
John.freeman@vancouver.ca Development, Buildings and Licensing - City of Vancouver

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**From** s.22(1)  
**Sent:** Wednesday, March 08, 2017 9:54 PM  
**To:** Freeman, John  
**Subject:** Development Application to -138 East Pender Street

March 8, 2017

VIA E-MAIL  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C. V5Y 1V4

Attention: Mr. John Freeman, Project Facilitator

Dear Sir:

Re: Development Application to -138 East Pender Street  
Change of Use from Retail to Medical Marijuana

I am writing to oppose the development application regarding the change of use from retail to medical marijuana-related use at 138 East Pender Street.

As a past president of the Dr. Sun Yat-Sen Classical Chinese Garden and current member of the Vancouver Chinatown Revitalization Committee I keenly watch the forces in the city that make it harder and harder to keep Chinatown vibrant. The Chinatown community spent 12 years developing the Chinatown Neighbourhood Plan and nothing could be more at odds with the objectives of that plan than a medical marijuana shop.

The Dr. Sun Yat-Sen Garden and Chinatown remain a powerful draw for tourists and local residents wishing to celebrate the history and cultural diversity of the city. The Garden alone attracts over 5000 school children every year to cultural and historical programs that involve visits to the Pender Street National Historic Site—within which you are being asked to permit this facility. The community has lived with an unlicensed marijuana facility at this spot for some time – it is an out-of-place black hole on the street. Pender Street struggles every hour to keep the troubles of Hastings Street from overwhelming it. The legalization of this shop will not help in this struggle.

I urge you to disallow the development application for the change of use medical marijuana-related use at 138 East Pender Street.

Yours truly,

s.22(1)

From: ["Executive Manager VCBIA" <vcbia@vancouver-chinatown.com>](mailto:vcbia@vancouver-chinatown.com)

To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

Date: 3/30/2017 3:28:41 PM

Subject: Re: Development Application to -138 East Pender Street

Attachments: VCBIA Letter of opposition-138 E Pender Street-March 2017.PDF

Dear Mr. John Freeman,

Please find attached a Letter of Opposition from Vancouver Chinatown BIA Society regarding the Development Application to 138 East Pender Street for their Change of Use from Retail to Medical Marijuana.

Sincerely,

Moira Yuen  
Marketing Events Coordinator  
Vancouver Chinatown BIA Society  
[www.vancouver-chinatown.com](http://www.vancouver-chinatown.com)

Tel: 604-632-3808

Fax: 604-632-3809

Address: 106 Keefer Street,  
Vancouver, B.C.  
V6A 1X4



溫哥華華埠商業促進會  
Vancouver Chinatown BIA Society

106 Keefer St., Vancouver, BC, V6A 1X4  
Email: [vcbia@vancouver-chinatown.com](mailto:vcbia@vancouver-chinatown.com)

Tel: 604-632-3808 Fax: 604-632-3809  
Web: [www.vancouver-chinatown.com](http://www.vancouver-chinatown.com)

March 26, 2017

VIA E-MAIL

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4

Attention: Mr. John Freeman, Project Facilitator

Dear Sir:

**Re: Development Application to -138 East Pender Street**  
**Change of Use from Retail to Medical Marijuana**

We, the Vancouver Chinatown Business Improvement Area Society (VCBIA), are in opposition to the Development Application at 138 East Pender Street for a change of use from Retail to Medical Marijuana.

VCBIA mandate includes promoting, and developing the health and prosperity of Chinatown's business community. The implementation of this mandate is reinforced in the revitalization plan documented in the Chinatown Neighbourhood Plan (adopted by the City in 2012). This document took over a decade of community consultation with the City Planning Department. In summary, the VCBIA was a designated participant to implement the Chinatown Economic Revitalization Strategy Plan on the principle of Thriving Business District, Historic Neighbourhood Revitalization and Vibrant Public Spaces

The reason for the need of a community revitalization plan was largely because the active drug market and the social issues plaguing Hastings Street was seriously affecting businesses in Chinatown and the community's health.

The specific concerns are:

1. Chinatown is designated a national historic site because it is distinct, of heritage significance and one of the original communities of the City. In particular, Pender Street is the major street in Chinatown with the significant buildings that represent the heritage of the neighbourhood. A medical marijuana shop is inappropriate in this setting.
2. The City has zoned the Pender Street retail corridor HA-1, in keeping with its distinct heritage. The zoning bylaw while allowing a variety of retail uses, states that a certain level of compatibility must be met. The neighbourhood's vision includes promoting a family oriented mixed income community in a pedestrian friendly environment. In addition, Chinatown is looking to reestablish its luster as a major tourist center in the City. The proposed use lends no compatibility to the neighbourhood's vision.

3. Less than ½ block West of the subject property is the Chinese Cultural Centre, the center of children and youth and cultural activity in the neighbourhood. The Centre draws young people from across the City and immerses them in Chinese tradition and culture. It is also home to the last remaining Chinese language school in the neighbourhood. CCC's use as a community centre and year round school should be seen as the same reason Medical Marijuana shops are restricted from being close to schools and community centres.

The City allowing a Medical Marijuana in Chinatown would be setting the neighbourhood back in its efforts to reestablish itself and is not appropriate or present any benefit to the community.

We strongly urge you to decline the Development Application at 138 East Pender Street.

Yours truly,

**VANCOUVER CHINATOWN BUSINESS IMPROVEMENT AREA SOCIETY**



Albert Fok

cc: Mayor and Council



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Jun Ing](mailto:Jun.Ing@vancouver.ca)" <sup>s.22(1)</sup>

Date: 3/10/2017 11:46:23 AM

Subject: RE: Dispensary- DP-2016-00715

Hi Jun,

We always ask neighbour to comment within a given period but we also take comments up to the date of the decision by the Director of Planning. This help people to get comments in quickly for matters that concern them. I can't update the postcards that were sent out but my reply in each case outlines our policy. Please see highlight below.

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. **All comments will be considered up until the date of decision.** Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** Jun Ing [mailto:<sup>s.22(1)</sup>]  
**Sent:** Friday, March 10, 2017 10:38 AM  
**To:** Freeman, John  
**Cc:** Krishna, Kaye; Louie, Raymond; <sup>s.22(1)</sup>  
**Subject:** Re: Dispensary- DP-2016-00715

Hi John,

I have received a number of phone calls today from various associations who are planning to submit their comments on Dispensary- DP-2016-00715. Apparently, they have checked the City's Website regarding the new deadline for comment submission and noticed that the submission deadline is unchanged and remained as Mar 10. They are now confused and are worried they might miss the deadline for comment submission.

Would it be possible to update the deadline on the Website please?

Thanks, Jun

On Wed, Mar 8, 2017 at 4:02 PM, Freeman, John <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:

Hi Jun,

That is a safe date. J

Regards,

**John Freeman** Project Facilitator [604.871.6076](tel:604.871.6076)  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

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**From:** Jun Ing [mailto:[s.22\(1\)](mailto:)]  
**Sent:** Wednesday, Marc  
**To:** Freeman, John  
**Cc:** Krishna, Kaye; [s.22\(1\)](mailto:)  
**Subject:** Re: Dispensary- DP-2016-00715

John,

Noted and thanks. Can you please confirm if you will accept Mar 31 as the extended deadline for submission.

Cheers, Jun

Sent from my iPhone

On Mar 8, 2017, at 3:06 PM, Freeman, John <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:

Good Afternoon Jun,

To be safe please submit any comments by the end of the month. I expect the Director of Planning to make a decision by the beginning of April. We always take all comments up to that date but we ask for comments within a two week period to keep our process moving. Our staff need time to review comments before making a recommendation to the Director.

<image003.png>

Thank you for your interest in this application.

Regards,

**John Freeman** Project Facilitator [604.871.6076](tel:604.871.6076)  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

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**From:** Jun Ing [mailto:[s.22\(1\)](mailto:)]  
**Sent:** Wednesday, March 08, 2017 2:42 PM  
**To:** Freeman, John  
**Cc:** Krishna, Kaye; [s.22\(1\)](mailto:)  
**Subject:** Re: Dispensary- DP-2016-00715

Hi John,

Thank you very much for granting an extension. Early April leaves some room for interpretation. Please confirm if we can submit our comments from consideration by April 7, 2017 or specify a different date.

Thanks again, Jun

On Mon, Mar 6, 2017 at 3:24 PM, Freeman, John <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:  
Good Afternoon Jun,

Please note that I expect the decision in this application to be completed in early April leaving several weeks still to submit any comments or petitions. All comments received within the review period are considered. Is that sufficient time? Please send your comments directly to me by email or by letter to 515 W 10<sup>th</sup> Ave V5Z 4A8.

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator [604 871 6076](tel:6048716076)

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** Jun Ing [mailto:[Jun.Ing@vancouver.ca](mailto:Jun.Ing@vancouver.ca)] s.22(1)  
**Sent:** Monday, March 06, 2017 3:07 PM  
**To:** Freeman, John  
**Cc:** Louie, Raymond; Krishna, Kaye  
**Subject:** Fwd: Dispensary- DP-2016-00715

Hi John,

Reference to General Manager Kaye Krishna's message, we hereby request for an extension for submitting the written comments.

Thanks very much for your consideration, Jun

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: s.22(1)

Date: 3/10/2017 12:37:57 PM

Subject: RE: Do you want to wipe out Chinatown?

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

PLEASE NOTE: I will be moving to another project as of March 20th 2017. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

-----Original Message-----

From: s.22(1)

Sent: Friday, March 10, 2017 8:25 AM

To: Freeman, John; Jang, Kerry; Louie, Raymond

Subject: Do you want to wipe out Chinatown?

Please do not make Chinatown an injury. Please help and get more culturally-appropriate retail activity around Chinatown area. I hope China will get better.

From: "Krishna, Kaye" <Kaye.Krishna@vancouver.ca>

To: "Kelley, Gil" <Gil.Kelley@vancouver.ca>

"Greer, John" <john.greer@vancouver.ca>

"Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 3/9/2017 11:12:42 AM

Subject: Re: DP-2016-00715 (Proposed Medical Marijuana Related use at 138 East Pender Street )

Thanks. We're getting a lot of correspondence on this. Please do continue to forward if you receive more.

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** Kelley, Gil

**Sent:** Thursday, March 9, 2017 8:40 AM

**To:** Greer, John; Hoese, Karen; Krishna, Kaye

**Subject:** Fwd: DP-2016-00715 (Proposed Medical Marijuana Related use at 138 East Pender Street )

---

Sent from my iPhone

Begin forwarded message:

From s.22(1)

Date: March 8, 2017 at 11:19:38 PM PST

To: <[john.freeman@vancouver.ca](mailto:john.freeman@vancouver.ca)>, <[gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca)>

Subject: RE: DP-2016-00715 (Proposed Medical Marijuana Related use at 138 East Pender Street )

Dear Sirs,

I am writing to express my objection to the captioned application for the following reasons:

- The site is located on a busy thoroughfare in the heart of the Chinatown National Historic Site, and the proposed use is both incompatible and inconsistent with the surrounding land uses, particularly the Chinese businesses, family association buildings and cultural facilities, such as the Chinese Cultural Centre and Chinese Garden.
- There are a number of facilities catering to Chinese children and youth located within 300m of the site that would be vulnerable to the proposed use. Most of these facilities are open 7 days a week during the daytime and in an area that is already littered with used needles and other drug paraphernalia. These facilities include:
  - The Chinese Cultural Centre at 50 East Pender, which provides 20 classrooms for Chinese language, art and dance classes from pre-school up to high school age.
  - Martial arts classes for children and teens in the Yue Shan Society Building (33-39 East Pender St) and Mah Society of Canada building (directly across from the site at 137-139 East Pender St).
  - Chinese language classes for children at the Wong Benevolent Association Building (directly across from the site at 121 East Pender St).
- The area is already within a high risk area for vulnerable members of our society, including those with substance abuse and mental health issues, single women with or without children and other marginalized communities. The addition of a medical marijuana related use to the neighborhood would not help this population, but rather create more challenges and hindrances to support them.
- The proposed use is not in line with the Chinatown Neighbourhood Plan or the planning intention of the HA-1 district to preserve and rehabilitate significant heritage buildings while permitting uses that are reasonably compatible in nature. While new businesses are encouraged to diversify Chinatown's economy, they must also enhance its character at the same time. Medicinal marijuana related uses do not enhance the character of Chinatown. This is not the same as a herbal shop or traditional Chinese medicine practitioner and does not reinforce the role of Pender Street as the cultural heart of Chinatown.

For the reasons stated above, I respectfully request that the Director of Planning reject this 'conditional use' under the HA-1 historic district.

Regards,

s.22(1)

From: "[Kelley, Gil](mailto:Gil.Kelley@vancouver.ca)" <[Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca)>  
To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
Date: 3/10/2017 11:29:01 AM  
Subject: Re: DP-2016-00715 (Proposed Medical Marijuana Related use at 138 East Pender Street )

Ok.

Sent from my iPhone

On Mar 10, 2017, at 9:49 AM, Freeman, John <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:

Thanks Gil - will do. At the moment I am getting about 10 letters a day from the Chinatown community about this one. If there is a change in the tone I'll let you know. I am away next week so I'm going to ask my manager to keep an eye on this one in the meantime.

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

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**From:** Kelley, Gil  
**Sent:** Thursday, March 09, 2017 5:37 PM  
**To:** Freeman, John  
**Cc:** Krishna, Kaye; Hoese, Karen; Greer, John  
**Subject:** Re: DP-2016-00715 (Proposed Medical Marijuana Related use at 138 East Pender Street )

Thanks, John. For now, I will leave it to your judgement as to which applications/letters of comment should be raised to my attention prior to issuance.

Gil

Sent from my iPhone

On Mar 9, 2017, at 11:13 AM, Freeman, John <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:

Kaye, Gil and Karen,

I send off replies to all the comments I get for any of my applications. Sometimes there are numerous recipients copied on the email string but I typically only answer the author. If you need me to keep you in the loop on these I can do so. Please let me know. I can summarize them for you (in these sorts of contentious locations) when needed but ultimately my summary ends up in the recommendation for DoP.

If you have any questions please let me know. J

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

---

**From:** Freeman, John

**Sent:** Thursday, March 09, 2017 9:33 AM

**To:** s.22(1)

**Subject:** RE: DP-2016-00715 (Proposed Medical Marijuana Related use at 138 East Pender Street )

Good Morning s.22(1)

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** s.22(1)

**Sent:** Wednesday, March 08, 2017 11:20 PM

**To:** Freeman, John; Kelley, Gil

**Subject:** RE: DP-2016-00715 (Proposed Medical Marijuana Related use at 138 East Pender Street )

Dear Sirs,

I am writing to express my objection to the captioned application for the following reasons:

- The site is located on a busy thoroughfare in the heart of the Chinatown National Historic Site, and the proposed use is both incompatible and inconsistent with the surrounding land uses, particularly the Chinese businesses, family association buildings and cultural facilities, such as the Chinese Cultural Centre and Chinese Garden.
- There are a number of facilities catering to Chinese children and youth located within 300m of the site that would be vulnerable to the proposed use. Most of these facilities are open 7 days a week during the daytime and in an area that is already littered with used needles and other drug paraphernalia. These facilities include:
  - The Chinese Cultural Centre at 50 East Pender, which provides 20 classrooms for Chinese language, art and dance classes from pre-school up to high school age.
  - Martial arts classes for children and teens in the Yue Shan Society Building (33-39 East Pender St) and Mah Society of Canada building (directly across from the site at 137-139 East Pender St).
  - Chinese language classes for children at the Wong Benevolent Association Building (directly across from the site at 121 East Pender St).
- 3. The area is already within a high risk area for vulnerable members of our society, including those with substance abuse and mental health issues, single women with or without children and other marginalized communities. The addition of a medical marijuana related use to the neighborhood would not help this population, but rather create more challenges and hindrances to support them.

4. The proposed use is not in line with the Chinatown Neighbourhood Plan or the planning intention of the HA-1 district to preserve and rehabilitate significant heritage buildings while permitting uses that are reasonably compatible in nature. While new businesses are encouraged to diversify Chinatown's economy, they must also enhance its character at the same time. Medicinal marijuana related uses ***do not*** enhance the character of Chinatown. This is not the same as a herbal shop or traditional Chinese medicine practitioner and does not reinforce the role of Pender Street as the cultural heart of Chinatown.

For the reasons stated above, I respectfully request that the Director of Planning reject this 'conditional use' under the HA-1 historic district.

Regards,

s.22(1)





From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/8/2017 1:50:23 PM

Subject: RE: DP-2016-00715

Hi s.22(1)

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

**From:** s.22(1)

**Sent:** Wednesday, March 08, 2017 12:26 PM

**To:** Freeman, John

**Subject:** DP-2016-00715

Good Afternoon,

I am a resident a s.22(1) and am getting in touch regarding the proposed application by Apple Heath Society.

I am sure you are aware this area already has a number of challenges and I feel that if this application is successful those challenges will increase.

There are already noise and property damage issue with my building and I believe these incidents would increase with this facility.

Additionally there are already a number of Medical Marijuana facilities within close proximately to this address. I do not believe another is needed.

Thank You,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 6/16/2016 9:18:22 AM

Subject: RE: Feedback, 138 East Hastings DE420249

Hi s.22(1)

Thank you very much for your email about **148 E Hastings St (specifically: 138 E Hastings St)**. Your letter will become part of the official file for this Development Application (**DE420249**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Planning & Development Services - City of Vancouver

From: s.22(1)

Sent: Thursday, June 16, 2016 9:13 AM

To: Freeman, John

Subject: Feedback, 138 East Hastings DE420249

Hi John,

I'm writing this morning to provide feedback regarding the "Notice of Development Application" for 138 East Hastings Street DE420249.

The Sequel 138 development has been controversial project from the beginning and I encourage the city to take great care when deciding what businesses or organizations are considered to take up shop on this block. It's my belief that the DTES community residents do not need any additional conditions that normalize drug use or the sale of drugs. Please be reminded "The Farm" is already open for business and located 100 meters to the west on Columbia and Main.

I have high hopes that community focused organizations will take residence at 138 E Hastings and this building will not be the great disappointment it so far has been understood to be.

I will leave you with this. Who has kept the developer and city accountable for the following failures to the community?

Where is the not-for-profit art organization promised to hold residence at 138?

Where is the community engaging urban farm?

Where is the open breezeway connecting Hastings to Pender?

To the committee: I know you can do it!

--

Best regards,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Date: 6/24/2016 12:06:19 PM  
Subject: RE: Fwd: 138 East Hastings Street DE 420249

Hi s.22(1)

Thank you very much for your email about **148 E Hastings St (specifically: 138 E Hastings St)**. Your letter will become part of the official file for this Development Application (**DE420249**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Planning & Development Services - City of Vancouver

---

**From:** s.22(1)  
**Sent:**  
**To:** Freeman, John  
**Cc:** s.22(1)  
**Subject:** Re: Fwd: 138 East Hastings Street DE 420249

Hi, Just to clarify that I am the sender of thus letter. s.22(1) was only the editor of my English, not a sender.

Tx.

s.22(1)

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** s.22(1)  
**Date:** 06-24-2016 9:51 AM (GMT-08:00)  
**To:** [john.freeman@vancouver.ca](mailto:john.freeman@vancouver.ca)  
**Cc:** s.22(1), s.22(1)  
**Subject:** Fwd: 138 East Hastings Street DE 420249

We are the owners of s.22(1) We received notice from the City advising us that the property s.22(1) (138 Hastings Street E.) in Chinatown has applied for a change of use of the property from Retail Store to Medical Marijuana-Related use.

We certainly do not want this to happen. We have endured a vacant building for many years and just when we think things are picking up, this happens.

The notice informs us that the city welcomes written comments on this application though it also says the property has DEOD zoning, and " the application is conditional, so it may be permitted; however, it requires the decision of the

Director of Planning.”

When I discussed my intention to write to the City opposing the application, one of our friends advised us: [a letter of protest would be useless if the City has the jurisdiction to change retail zoning.....](#)

[Another friend told us:](#) it's inevitable that more marijuana shops will be opening up around town including Chinatown.....the greater concern for Chinatown is that its heritage is in a sad state because of the same drug/mental health/crime/homelessness issues that haven't improved and businesses opening up there as it's the cheapest in the city. I see taxis dropping off and picking up directly in front of the bars/restaurants as the customers do not like to walk along the streets to their cars at night.....

Though we have been silent for nearly 20 years, we thought at least we should let the City know our feelings and how the development around our property has affected us and has affected the heritage status in this area.

Coincidentally, there was an article in Vancouver Sun on June 18<sup>th</sup> describing how bad Vancouver's Chinatown has become. Though the issue is different, the impression of Chinatown is relevant:

[For a dispiriting exercise, read the reviews of Vancouver's Chinatown on the travel website TripAdvisor.](#)

*“Not safe, not what you want to see.”*

*“This place sucked.”*

*“Sad part of town.”*

*“DO NOT GO HERE.”*

*And on and on. Of the 495 Trip Advisor reviews of Chinatown, the largest number of them – 115 – gave it the worst possible rating of “terrible.” Another 79 rated it “poor.” The weight of opinion seemed to say that, as a tourist destination, most found Chinatown a disappointment.....*

In our opinion, the City intends to revitalize Chinatown by allowing developers to build more highrise buildings, theorizing that bringing more people to Chinatown would revitalize it. On this direction, the City deals with the physical side of Chinatown. What about the cultural and the people side?

[s.22\(1\)](#) the three blocks of Pender Street that had been designated a “National Historic Site” by the Federal Government, recognizing the significant contribution the Chinese Community in Vancouver has made to the history of Canada.

In other words, in order to preserve this “National Historical Site”, there are invisible walls around these 3 blocks to provide separation from the rest of the City. This separation from the City should involve the city allowing some space (100 ft?, 300 ft?) immediately outside the invisible walls in their city planning.

How can this “National Historic Site” retain its culture and unique characteristics if the City sets up injection sites, community services for mostly drug addicts at Carnegie Hall, installs needle disposal boxes at the back alley of our property, and now allows a “Medical Marijuana Related Use” shop within these invisible walls?

[s.22\(1\)](#) because we wanted to be part of Chinatown (not a very shrewd investment decision). We endured financial losses for many years as the building was vacant for a long time because drug addicts hanging around the back alley of our property. Things have begun to pick up recently and we had hopes that the rental issue would improve in the near future. Now if the “Marijuana Related Use” shop is allowed to set up behind us, the odor from the marijuana, the patrons it attracts, and the increase in drug addicts drifting down the back alley of our property would drive any prospective tenants away and exacerbate our rental difficulties. Or, is it the City's position that the area is bad enough already, that the “Marijuana Related Use” shop is not going to make it any worse? Then how can the City claimed to have done its part to preserve the "National Historical Site " and to revitalize Vancouver 's Chinatown ?

[s.22\(1\)](#)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: s.22(1)

Date: 3/8/2017 12:12:46 PM

Subject: RE: I am in support of 138 East Pender Street - DP-2016-00715

Hi s.22(1)

Thank you very much for your email about 138 East Pender. Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending March 10th 2017, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

John Freeman Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

-----Original Message-----

From: s.22(1)

Sent: Wednesday, March 08, 2017 10:50 AM

To: Freeman, John

Subject: I am in support of 138 East Pender Street - DP-2016-00715

Thank you,

s.22(1)

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: s.22(1)

Date: 3/10/2017 11:38:53 AM

Subject: RE: Letter for Chinatown 138 E. Pender St Medical Marijuana-Related Use application

Good Morning s.22(1)

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

From s.22(1) [mailto:s.22(1)] On Behalf Of s.22(1)

Sent: Thursday, March 09, 2017 10:03 PM

To: Freeman, John; Louie, Raymond; Jang, Kerry

Subject: Letter for Chinatown 138 E. Pender St Medical Marijuana-Related Use application

To City of Vancouver staff, Councillor Jang, and Councillor Louie,

I am writing to you to ask you to reject the Medical Marijuana-Related Use (MMRU) application for 138 E. Pender St. I live near Chinatown and it is where I shop and attend cultural and community activities.

The City of Vancouver should not approve the application for the following reasons:

- The store is located in area where City of Vancouver has prohibited MMRU retail. This violates the City's MMRU bylaw 11.28.2(c).
- The proposed retail store is less than 300 metres away from Chinese Cultural Centre which has a community centre use and many children attend Chinese school. This violates City's MMRU bylaw 11.28.2(b).
- It is less than 300 metres away from the Carnegie Community Centre. This violates City's MMRU bylaw 11.28.2(b).
- An MMRU retail will not achieve the goals of cultural revitalization for Chinatown stated in Chinatown Visions Directions developed by City and community in 2002. It will not activate street activity for historic Pender.
- If this application is allowed, the City will set precedent to violate its prohibited boundary bylaws in Chinatown going forward. This may mean more MMRU retails throughout the historic and living neighbourhood of Chinatown.

Instead, businesses that will add cultural vitality and activity to neighbourhood is a more appropriate use of the space especially on the historic Pender St of Chinatown.

In conclusion, this application violates the City MMRU bylaws and does not fulfill the Chinatown Visions Directions set out by the City and Chinatown community. Therefore, I urge the City of Vancouver to reject the 138 E Pender MMRU application.

s.22(1)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Chinese Freemasons Vancouver](mailto:chinesefreemasonsvancouver@gmail.com)" <[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)>

Date: 3/7/2017 9:46:16 AM

Subject: RE: Letter in response to DP-2016-00715

Good Morning,

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** Chinese Freemasons Vancouver [mailto:[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)]

**Sent:** Monday, March 06, 2017 11:06 PM

**To:** Freeman, John

**Subject:** Letter in response to DP-2016-00715

Dear Mr John Freeman,

Attached please find a letter from the Dart Coon Club of Vancouver in response to the development application for a marijuana shop on 138 E. Pender.

Thank you very much for your attention.

Cheers,

Dart Coon Club of Vancouver

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Chinese Freemasons Vancouver](mailto:chinesefreemasonsvancouver@gmail.com)" <[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)>

Date: 3/7/2017 9:45:50 AM

Subject: RE: Letter in response to DP-2016-00715

Good Morning,

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** Chinese Freemasons Vancouver [mailto:[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)]

**Sent:** Monday, March 06, 2017 11:03 PM

**To:** Freeman, John

**Subject:** Letter in response to DP-2016-00715

Dear Mr John Freeman,

Attached please find a letter from the Chinese Freemasons of Vancouver in response to the development application for a marijuana shop on 138 E. Pender.

Thank you very much for your attention.

Cheers,

Chinese Freemasons Vancouver

洪門民治黨溫哥華支部

116 E. Pender Street, Vancouver, B.C. V6A 1T3

[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Chinese Freemasons Vancouver](mailto:chinesefreemasonsvancouver@gmail.com)" <[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)>

Date: 3/7/2017 9:46:03 AM

Subject: RE: Letter in response to DP-2016-00715

Good Morning,

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** Chinese Freemasons Vancouver [<mailto:chinesefreemasonsvancouver@gmail.com>]

**Sent:** Monday, March 06, 2017 11:05 PM

**To:** Freeman, John

**Subject:** Letter in response to DP-2016-00715

Dear Mr John Freeman,

Attached please find a letter from the Chinese Freemasons National Headquarters of Canada in response to the development application for a marijuana shop on 138 E. Pender.

Thank you very much for your attention.

Cheers,

Chinese Freemasons National Headquarters of Canada

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: [Jordan](mailto:jordaneng@telus.net) <[jordaneng@telus.net](mailto:jordaneng@telus.net)>

Date: 3/7/2017 4:44:04 PM

Subject: RE: Letter of Opposition to the Development Application at 138 East Pender Street (DP-2016-00715)

Hi Jordan,

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

**From:** Jordan [<mailto:jordaneng@telus.net>]

**Sent:** Tuesday, March 07, 2017 3:36 PM

**To:** Freeman, John

**Subject:** Letter of Opposition to the Development Application at 138 East Pender Street (DP-2016-00715)

Dear Mr. Freeman,

Please find attached our letter of opposition to subject Development Application.

I would appreciate your confirmation of receipt.

Thank you,

Jordan Eng

**SUCCESS REALTY & INSURANCE LTD.**

145 Keefer Street

Van, BC V6A 1X3

cel (604) 728-0883

off (604) 687-8899

From: "[Krishna, Kaye](mailto:Kaye.Krishna@vancouver.ca)" <Kaye.Krishna@vancouver.ca>

To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <John.Freeman@vancouver.ca>

Date: 3/8/2017 4:59:21 PM

Subject: Re: Letter Opposing the Development Application at 138 East Pendaer Street

Great, thank you.

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** Freeman, John

**Sent:** Wednesday, March 8, 2017 1:47 PM

**To:** Krishna, Kaye

**Subject:** RE: Letter Opposing the Development Application at 138 East Pendaer Street

---

Thanks Kaye.

I am getting lots of comments from the community about this one.

s.13(1)

s.13(1)

Let me know if you need any background on this one. J

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

---

**From:** Krishna, Kaye

**Sent:** Wednesday, March 08, 2017 1:17 PM

**To:** Greer, John; Holm, Kathryn; Freeman, John

**Subject:** Fw: Letter Opposing the Development Application at 138 East Pendaer Street

Fyi

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** King Wan <[king.r.wan1@gmail.com](mailto:king.r.wan1@gmail.com)>

**Sent:** Wednesday, March 8, 2017 9:29 AM

**To:** Krishna, Kaye

**Subject:** Letter Opposing the Development Application at 138 East Pendaer Street

Good Morning Ms. Krishna

I am sending you a letter to express our grave concern about the application by Apple Health Society to change in use from commercial retail to marijuana related use in the heart of Chinatown. Our community strongly opposes this application and hope that this application will be denied.

Sincerely,

King Wan  
President  
CCMMS

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[King Wan](mailto:king.r.wan1@gmail.com)" <[king.r.wan1@gmail.com](mailto:king.r.wan1@gmail.com)>

Date: 3/8/2017 10:33:45 AM

Subject: RE: Letter Opposing the Development Application at 138 East Pendaer Street

Hi King Wan,

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** King Wan [<mailto:king.r.wan1@gmail.com>]

**Sent:** Wednesday, March 08, 2017 9:21 AM

**To:** Freeman, John

**Subject:** Letter Opposing the Development Application at 138 East Pendaer Street

Mr. Freeman,

The attached letter is our view on the application by Apple Health Society to the City to change the use of the existing commercial unit from Retail at 138 East Pender Street to Medical Marijuana-Related Use.

Regards,

King Wan  
CCMMS

From: "[Krishna, Kaye](mailto:Kaye.Krishna@vancouver.ca)" <Kaye.Krishna@vancouver.ca>

To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <John.Freeman@vancouver.ca>

Date: 3/9/2017 11:14:46 AM

Subject: Re: Letter Opposing the Development Application at 138 East Pendaer Street

Thanks John looks great. I don't think I need a memo, perhaps just an outline of the key steps in the process and the expected dates for each (eg public feedback period, March X, 2017 to Match y,2017; DP decision estimated for the week of April x).

Sent from my BlackBerry 10 smartphone on the Bell network.

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**From:** Freeman, John

**Sent:** Thursday, March 9, 2017 9:10 AM

**To:** Krishna, Kaye

**Cc:** Greer, John

**Subject:** RE: Letter Opposing the Development Application at 138 East Pendaer Street

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Hi Kaye,

I am happy to put together a memo of some sort. I think Councilor Louis is aware of the likely decision but perhaps better to cover all the bases. I do respond to all comments with a stock reply as well as answers to specific questions whenever possible. Sometimes I point the writer in the direction of links and Bylaws in order to do that. Here is the one I have for 138 E Pender:

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

**From:** Krishna, Kaye

**Sent:** Wednesday, March 08, 2017 7:05 PM

**To:** Freeman, John

**Cc:** Greer, John

**Subject:** RE: Letter Opposing the Development Application at 138 East Pendaer Street

FYI – perhaps not surprisingly, the Mayor's office is asking about this so we may want to put together a brief memo, even on the high-level timeline for the application and expected decision dates. I don't know whether we can say we expect it will be denied in a formal way yet, but I do think it would be helpful to give the Mayor and Council that signal. Also, is it standard practice for you to following up on all correspondence?

Thanks,  
Kaye

**KAYE KRISHNA** | General Manager  
Development, Buildings, & Licensing  
(O) 604.873.7160 | (M) 604.679.0475



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---

**From:** Freeman, John  
**Sent:** Wednesday, March 8, 2017 1:48 PM  
**To:** Krishna, Kaye  
**Subject:** RE: Letter Opposing the Development Application at 138 East Pendaer Street

Thanks Kaye.

I am getting lots of comments from the community about this one.

s.13(1)

s.13(1)

Let me know if you need any background on this one. J

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>

---

**From:** Krishna, Kaye  
**Sent:** Wednesday, March 08, 2017 1:17 PM  
**To:** Greer, John; Holm, Kathryn; Freeman, John  
**Subject:** Fw: Letter Opposing the Development Application at 138 East Pendaer Street

Fyi

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** King Wan <[king.r.wan1@gmail.com](mailto:king.r.wan1@gmail.com)>  
**Sent:** Wednesday, March 8, 2017 9:29 AM  
**To:** Krishna, Kaye  
**Subject:** Letter Opposing the Development Application at 138 East Pendaer Street

Good Morning Ms. Krishna

I am sending you a letter to express our grave concern about the application by Apple Health Society to change in use from commercial retail to marijuana related use in the heart of Chinatown. Our community strongly opposes this application and hope that this application will be denied.

Sincerely,



From: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

To: ["Ma, Helen" <helen.ma@vancouver.ca>](mailto:helen.ma@vancouver.ca)

Date: 3/6/2017 5:21:24 PM

Subject: RE: Medical Marijuana

Thanks Helen,

I clarified this issue for our GM and Councilor Louis earlier today as well. No decision will be made before the end of March. All comments or petitions would be considered up until the date of decision. That should be sufficient time for a petition to be completed and sent in. J

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>**

---

**From:** Ma, Helen

**Sent:** Monday, March 06, 2017 4:10 PM

**To:** Freeman, John

**Subject:** RE: Medical Marijuana

FYI John.

## **Over 1,000 signatures collected for community petition against proposed pot dispensary in Chinatown**

Sing Tao March 5, 2017

The City of Vancouver has recently sent a letter to residents and organizations in Chinatown informing them an application has been received to turn a retail store located at 138 E. Pender into a marijuana dispensary and the City is asking for local people's feedback.

A petition launched by the Chinese Benevolent Association of Vancouver over the weekend to fight the proposal has already collected over 1,000 signatures so far.

Wong Yuen-lung, Secretary General of the CBA, said in an interview with Sing Tao yesterday: "The store in question is in the middle of Chinatown, where the Chinese historic building conservation area is located, and in the vicinity of the Chinese History Museum, Chinese Military Museum, the Dr. Sun Yat-sen Classical Garden and Plaza, as well as the Millennium Gate. Dozens of Chinese community societies hold events here regularly so a pot dispensary would create a significant impact here."

He also noted thousands of young students come here in the weekend to attend Chinese language schools so the proposed dispensary would infringe on the City's regulation which prohibits pot dispensaries near schools.

The regulation stipulates that no pot dispensaries may be set up within 300 meters from any elementary schools, high schools or community centres. The City has yet to reply whether this application is in violation of the relevant by-law and it is asking the societies and individuals to submit their feedback before March 9. The formal discussion will be held in the morning of March 10.

"We hope the Chinese community in Vancouver can stand together to stop this dispensary from



moving into Chinatown. We believe that as long as we can collect a sufficient number of signatures, the City will seriously consider (our request)", Wong said, adding those who want to join the petition can contact the CBA before March 8 and they will continue to collect signatures before that date....

---

**From:** Freeman, John  
**Sent:** Monday, March 06, 2017 10:11 AM  
**To:** Ma, Helen  
**Subject:** RE: Medical Marijuana

Definitely until March 24<sup>th</sup>. I will touch base with the bosses. J

---

**From:** Ma, Helen  
**Sent:** Monday, March 06, 2017 9:39 AM  
**To:** Freeman, John  
**Subject:** RE: Medical Marijuana

Thanks John for clarifying!

So the neighbors have until March (what date) to send in the petition?

I notice the email from Cllr Louie was sent to Kaye as well. Would you like to reply to Kaye / your managers?

---

**From:** Freeman, John  
**Sent:** Monday, March 06, 2017 9:31 AM  
**To:** Ma, Helen  
**Subject:** RE: Medical Marijuana

Hi Helen,

s.13(1)

s.13(1)

s.13(1) The applicant is aware of this but wants to proceed to the BOV for an appeal.

The important thing for the neighbours to know is that all comments are considered until the date of decision so there are a couple of more weeks for the petition to arrive. I don't expect a decision until late March or early April.

Hope that helps. If you have any follow up questions let me know. J

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>**

---

**From:** Ma, Helen  
**Sent:** Monday, March 06, 2017 9:12 AM  
**To:** Freeman, John  
**Subject:** FW: Medical Marijuana

Hi John,

Please see email chain below related to 138 E Pender.

Also, as a follow up question from me, does this application meet the location restrictions in the marijuana policy?

Thanks,

Helen

---

**From:** Hoese, Karen  
**Sent:** Sunday, March 05, 2017 7:53 PM  
**To:** Wanklin, Tom; Ma, Helen  
**Subject:** RE: Medical Marijuana

Do you now if there is a PF on this? If so, could you forward.

---

**From:** Hoese, Karen  
**Sent:** March 5, 2017 7:51 PM  
**To:** Wanklin, Tom; Ma, Helen  
**Subject:** FW: Medical Marijuana

FYI

---

**From:** Kelley, Gil  
**Sent:** March 4, 2017 5:24 PM  
**To:** Hoese, Karen  
**Subject:** Fwd: Medical Marijuana

Sent from my iPhone

Begin forwarded message:

**From:** "Louie, Raymond" <[Raymond.Louie@vancouver.ca](mailto:Raymond.Louie@vancouver.ca)>  
**To:** "Kelley, Gil" <[Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca)>, "Krishna, Kaye" <[Kaye.Krishna@vancouver.ca](mailto:Kaye.Krishna@vancouver.ca)>, "Johnston, Sadhu" <[Sadhu.Johnston@vancouver.ca](mailto:Sadhu.Johnston@vancouver.ca)>  
**Subject: Medical Marijuana**

Hi all,

Heads up that there is a petition in Chinatown from the Chinese benevolent Association of Vancouver opposing the application by Apple health society to the city for a change of use of 138 E. Pender St. from retail to medical marijuana.

Apparently we sent out a notice on February 22 and they did not receive it until February 27 leaving them only 10 days to go through a complicated process of canvassing their members which is near impossible. They are asking for an extension of this timeline in order to properly canvas their membership

Let me know if this is possible,  
Raymond

From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: "Greer, John" <john.greer@vancouver.ca>  
Date: 4/3/2017 9:02:50 AM  
Subject: RE: MMRU Bylaw

s.13(1)

s.13(1)

s.22(1)

**From:** Greer, John  
**Sent:** Monday, April 03, 2017 8:52 AM  
**To:** Freeman, John  
**Subject:** FW: MMRU Bylaw

I am assuming the BOV overturned our original approval and they have now submitted their complete?

john greer  
assistant director, development services  
development, buildings, & licensing, city of vancouver  
t: 604.871.6194 e: [john.greer@vancouver.ca](mailto:john.greer@vancouver.ca)



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**From:** Krishna, Kaye  
**Sent:** Saturday, April 1, 2017 7:35 PM  
**To:** Louie, Raymond  
**Cc:** Johnston, Sadhu; Greer, John; Holm, Kathryn  
**Subject:** Re: MMRU Bylaw

Thanks Councillor Louie, we will look into this and get back to you.

Sent from my BlackBerry 10 smartphone on the Bell network.

**From:** Louie, Raymond  
**Sent:** Saturday, April 1, 2017 3:05 PM  
**To:** Krishna, Kaye  
**Cc:** Johnston, Sadhu  
**Subject:** MMRU Bylaw

Hi Kaye

It has been pointed out to me by the Chinese Benevolent Association, that under the MMRU By-law 11.28.2 c that the location of the 138 Pender street MMRU should not be allowed as it falls within the area outlined in Figure 1.

I agree that it does fall within the area but when I read 11.28.2 e it appears to provide additional exceptions beyond the exceptions of Hastings and Main Street in 11.28.2 c

Can you get me some clarity so I can respond to them? In any case the by-law is confusing.

Thanks  
Raymond

#### 11.28 Medical Marijuana-related Use

11.28.1 Before granting a development permit, the Director of Planning shall:

- (a) notify surrounding property owners and residents and have regard to their opinions;
- (b) have regard to the liveability of neighbouring residents; and
- (c) consider all applicable Council policies and guidelines.

11.28.2 A Medical Marijuana-related Use is not permitted:

- (a) within 300 metres of the nearest property line of a site containing another Medical Marijuana-related Use;
- (b) within 300 metres of the nearest property line of a site containing a School - Elementary or Secondary, Community Centre or Neighbourhood House;
- (c) within the area outlined on Figure 1 below, except for sites with a property line on Hastings Street or Main Street;
- (d) on any site with a property line on Granville Street between Robson Street and Pacific Boulevard;
- (e) on any site other than a site located on a block where all or part of the street in that block has a painted center line;
- (f) in conjunction with any other use; or
- (g) in conjunction with an automated banking machine.

<http://bylaws.vancouver.ca/zoning/sec11.pdf>



**Acting Mayor Raymond Louie**  
Vice-Chair – Metro Vancouver Regional District  
Immediate Past President – Federation of Canadian Municipalities

p: 604-873-7243  
e: [raymond.louie@vancouver.ca](mailto:raymond.louie@vancouver.ca)  
a: 453 W 12 Ave Vancouver, BC V5Y 1V4  
[www.vancouver.ca/ctvclerk/mayorcouncil/councillor/louie.htm](http://www.vancouver.ca/ctvclerk/mayorcouncil/councillor/louie.htm)



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Carol Lee](mailto:calee@linacare.com)" <[calee@linacare.com](mailto:calee@linacare.com)>

Date: 3/10/2017 3:43:50 PM

Subject: RE: Objection to Development Permit Application for 138 E Pender -Change of from Retail to Medical Marijuana

Good Afternoon Carol Lee,

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm> Please note that we will not be closing the comments period until the end of March after which the Director of Planning will be making a decision on this application.

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

**From:** Carol Lee [<mailto:calee@linacare.com>]

**Sent:** Friday, March 10, 2017 2:39 PM

**To:** Krishna, Kaye; Mayor and Council Correspondence

**Cc:** Freeman, John

**Subject:** Objection to Development Permit Application for 138 E Pender -Change of from Retail to Medical Marijuana

As per attached.

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Angela He](mailto:angela@linacare.com)" <[angela@linacare.com](mailto:angela@linacare.com)>

Date: 3/17/2017 3:35:57 PM

Subject: RE: Objection to Development Permit Application for 138 E Pender

Hi Angela,

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**PLEASE NOTE:** I will be moving to another project as of **March 20<sup>th</sup> 2017**. Please send any further enquiries about this project to [medical.marijuana@vancouver.ca](mailto:medical.marijuana@vancouver.ca)

**From:** Angela He [<mailto:angela@linacare.com>]

**Sent:** Friday, March 10, 2017 6:24 PM

**To:** Freeman, John; Mayor and Council Correspondence; Krishna, Kaye

**Subject:** Objection to Development Permit Application for 138 E Pender

Hello,

I am writing to express opposition against the development application for change of use at 138 E Pender. Please see attached.

Thank you,  
Angela

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Chinese Freemasons Vancouver](mailto:chinesefreemasonsvancouver@gmail.com)" <[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)>

Date: 3/30/2017 12:49:26 PM

Subject: RE: Petition in response to DP-2016-00715

Thank you very much for your email about **138 East Pender**. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** Chinese Freemasons Vancouver [mailto:[chinesefreemasonsvancouver@gmail.com](mailto:chinesefreemasonsvancouver@gmail.com)]

**Sent:** Tuesday, March 28, 2017 4:24 PM

**To:** Freeman, John

**Subject:** Petition in response to DP-2016-00715

Hi Johh,

Attached please find the signatures the Chinese Freemasons has gathered re proposed pot shop on 138 E.Pender. Please do not hesitate to contact us if you have any question.

Thank you for helping us all along.

Cheers,

Chinese Freemasons of Vancouver

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
To: [andrew@myeden.ca](mailto:andrew@myeden.ca)  
Date: 1/31/2017 5:30:19 PM  
Subject: RE: RE: Pender and Davie

Thanks Andrew. I will get the post cards and web page up in the next week or so. J

Regards,

J o h n F r e e m a n Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

-----Original Message-----

From: [andrew@myeden.ca](mailto:andrew@myeden.ca) [mailto:[andrew@myeden.ca](mailto:andrew@myeden.ca)]  
Sent: Tuesday, January 31, 2017 3:52 PM  
To: Freeman, John  
Cc: [Graham@myeden.ca](mailto:Graham@myeden.ca)  
Subject: RE: RE: Pender and Davie

Hi John

Please find the attached DE signs for 138 e pender and 1674 Davie.

Yours truly

Andrew

-----Original Message-----

From: "Freeman, John" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>  
Sent: Thursday, January 19, 2017 5:23pm  
To: "[andrew@myeden.ca](mailto:andrew@myeden.ca)" <[andrew@myeden.ca](mailto:andrew@myeden.ca)>  
Cc: "[Graham@myeden.ca](mailto:Graham@myeden.ca)" <[Graham@myeden.ca](mailto:Graham@myeden.ca)>  
Subject: RE: RE: Pender and Davie

Thanks Andrew,

These look fine. Please delete the highlight before you print and install. Send me pictures of the signs in place. J

Regards,

J o h n F r e e m a n Project Facilitator 604 871 6076 Development, Buildings, & Licensing - City of Vancouver

-----Original Message-----

From: [andrew@myeden.ca](mailto:andrew@myeden.ca) [mailto:[andrew@myeden.ca](mailto:andrew@myeden.ca)]  
Sent: Thursday, January 19, 2017 2:00 PM  
To: Freeman, John  
Cc: [Graham@myeden.ca](mailto:Graham@myeden.ca)  
Subject: FW: RE: Pender and Davie

Hi John.

Please find attached site sogns for your approval.

Thanks

Andrew

From: "Freeman, John" <John.Freeman@vancouver.ca>

To: "Dana Mah" <sup>s.22(1)</sup>

Date: 3/10/2017 11:38:28 AM

Subject: RE: Response to Apple Health Society DP-2016-00715 at 138 E. Pender St.

Good Morning Dana Mah,

Thank you very much for your email about 138 East Pender. You can find more information on our website about this application here: <http://development.vancouver.ca/138epender/index.htm>

Your letter will become part of the official file for this Development Application (DP-2016-00715). Staff will review the comments from the general public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the application has arrived at a Decision by the Director of Planning. All comments will be considered up until the date of decision. Your feedback is very important to the process and will help shape this decision.

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Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

**From:** Dana Mah [mailto:<sup>s.22(1)</sup>]

**Sent:** Thursday, March 09, 2017 8:15 PM

**To:** Freeman, John

**Subject:** Response to Apple Health Society DP-2016-00715 at 138 E. Pender St.

Dear Mr. Freeman,

I am writing to you today on behalf of the Mah Society of Canada. Our address is 139 East Pender St in Vancouver.

We have received the postcard notification regarding to the proposed development application by the Apple Health Society at 138 East Pender St to operate a Medical Marijuana Retail. The location is across the street from our building.

Section 11.28.2 (c) of the Zoning and Development By-Law 3575 clearly states that " A Medical Marijuana-related Use is not permitted with the area outlined on Figure 1, except for sites with a property line on Hastings Street or Main Street.

The noted application address falls within the area outline in Section 11.28.2 (c).

Sir, this property does not have a property line on Hastings nor on Main.

The Chinatown Community has long been affected by the challenges presented from the addiction issues. Our proximity near Ground Zero has resulted in security concerns which has detrimentally affected the vitality of Chinatown along East Pender.

We have been hard at work to help with the revitalization for a safe and vibrant Chinatown community. The proposed retail use at 138 E. Pender St is at odds with our goals for Chinatown.

The Mah Society of Canada opposes this Development Application.

Thank you for the opportunity to address this issue.

Regards,

Dana Mah, 2nd Vice-Chairman for  
William Ma Chairman  
Mah Society of Canada  
Vancouver, BC



From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Rod Chow](mailto:Rod@jackchow.com)" <[Rod@jackchow.com](mailto:Rod@jackchow.com)>

Date: 3/2/2017 2:34:26 PM

Subject: RE: Strong Opposition to DP-2016-00715 - 138 E. Pender St.

Hi Rod,

Please note that the applicant is well aware that this location is not supportable by the City and will receive a refusal. Our Bylaw for Medical Marijuana-Related Use is specific about where an application can be considered. This location falls within an exclusion area in the DTES shown on figure 1 of the Bylaw (<http://former.vancouver.ca/ctyclerk/cclerk/20150624/documents/ptecbylaws.pdf>). The intention of the applicant is to go before the Board of Variance to appeal.

Thank you very much for your email about **138 East Pender**. Your letter will become part of the official file for this Development Application (**DP-2016-00715**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **March 10<sup>th</sup> 2017**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important to the process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Buildings and Licensing - City of Vancouver

---

**From:** Rod Chow [<mailto:Rod@jackchow.com>]

**Sent:** Thursday, March 02, 2017 12:49 PM

**To:** Freeman, John

**Subject:** Strong Opposition to DP-2016-00715 - 138 E. Pender St.

Dear Project Facilitator & Director of Planning:

We are owners of property and business in Chinatown, and specifically on Pender street within a block of the proposed development.

We strongly object to the proposed application.

This type of business has no place in the heart of Vancouver's Historic Chinatown, at a location where tourists, shoppers and locals have to walk past in order to walk westwards to the Dr. Sun Yat Sen Gardens and Chinese Cultural Centre, eastwards to the Chinatown markets and cafes, and southwards to Keefer & Georgia streets.

This type of business creates a void in the block where it makes it undesirable and bad business for other businesses which would be considered traditional Chinatown shops, restaurants and offices to want to locate. Staff and customers do not want to be anywhere near this type of business and the potential clientele it may attract into its large deep premises during the long hours it intends to operate.

This is also undesirable for young families to have to walk their children pass this type of business, and possibly need to explain why it is located here in Chinatown, and what the people walking towards and entering the establishment are doing.

This will work against any efforts to revitalize Chinatown, as this type of business needs to be encouraged to move out of this HA1 zoned area, and not legitimized to stay.

There is already fear and a reluctance to come to Chinatown due to crime and drugs. This will make those fears and reluctance worst.

No matter how good the proposer states their intentions are, it is quite clear in the common person's mind what this type of establishment is all about. Please refer to this Vancouver Sun article & video – **“Medical marijuana: Easy to get, easy to buy”** - <http://www.vancouversun.com/health/Medical+marijuana+Easy+easy/10043583/story.html>

If approved, this would be a well justified reason for other businesses, property owners and customers to avoid the area rather than invest further to support and revitalize this remaining important historic and cultural district which the City of Vancouver has.

Therefore, for the sake of the 128 years Vancouver Chinatown has been existence and trying so hard to survive, please do not allow this development to go through and be the straw which breaks the camel's back. This could very well be the impetus to drive good business out, and undesirable related types of business in, potentially resulting in a domino effect unrecoverable further decline of Chinatown.

Chinatown has already been engulfed by an influx of aggressive peddlers, petty criminals, drug users and dealers migrating over from East Hastings Street. Any approval of this type of this facility would only work to aspirate this undesirable influx.

Should the City allow this to be approved, it would be sending the public the wrong message that it does not care about the sanctity of Vancouver Chinatown as a sensitive historic and cultural place with a distinct ethnic identity.

This type of business would be located here only as a matter of convenience. It does nothing to serve, foster or enhance the image of Vancouver Chinatown for the neighbourhood or general public. In fact, a Marijuana Shop/Lounge/Society/Facility/Dispensary/Gathering Place located in the center of Chinatown works to do the exact opposite.

Please confirm you have registered this as our **STRONG OBJECTION** to this development, and kindly **REFUSE** the application.

Kindly also confirm the appropriate distribution of this Objection.

Thank you.

Kind Regards,

WORLD'S FAMOUS BUILDING CORPORATION

Rod Chow, MBA, B.Comm, CFP, CIP, CCIB, CAIB  
President  
tel: 604-669-7777  
fax: 604-669-2222  
email: [rod@jackchow.com](mailto:rod@jackchow.com)

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: [graham@myeden.ca](mailto:graham@myeden.ca)

s.22(1)

Date: 12/2/2016 4:49:28 PM

Subject: 138 E Pender and 1674 Davie

Attachments: PaymentNotice 138 E Pender MMRU.pdf

Please find the two invoices attached here. Please bring two copies of each and pay the fees ASAP.

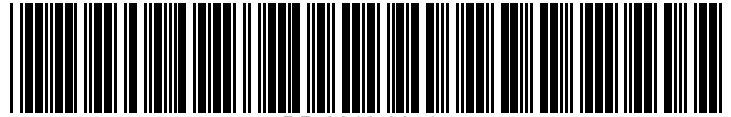
Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Building, & Licensing - City of Vancouver

**UPCOMING OUT OF OFFICE Dec 9 & 12th**



City of Vancouver  
 453 West 12th Avenue  
 Vancouver, British Columbia  
 Canada V5Y 1V4



DP-2016-00715

Printed: Dec 02, 2016

# Payment Notice

\*Current Fees for: Development Permit DP-2016-00715

## For Applicant

## Location

andrew wharton DBA: Apple Health Society  
 414-1027 Davie St  
 Vancouver, BC V6E 4L2

138 E PENDER STREET  
 Vancouver, BC V6A 1T3

Date	Description	Fee Amount	Tax	Fee Total
Dec 02, 2016	04(b) - Alt or Change Use Non 1/2 FD - Conditional	2,502.00	0.00	2,502.00
<b>Total:</b>		2,502.00	0.00	2,502.00



DP-2016-00715

*This is not a Permit or a License and does not provide authorization for work to proceed or business related activities to occur.*

*\*Fees may have changed or additional charges applied since receiving this notice.*

From: "Freeman, John" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: [graham@myeden.ca](mailto:graham@myeden.ca)

s.22(1)

Date: 12/23/2016 4:15:25 PM

Subject: 138 E Pender DP-2016-00715

Attachments: DP-2016-00715 - 138 E Pender MMRU - Site Sign.docx  
General Sign information.docx  
DE Notification Sign sample.pdf

Hi Andrew and Graham,

**\*Please send me an operational letter for this and your Davie St\***

Here is the info you will need for the Development Application (DP) site sign; the next step in your application process. The sign is a part of the public notification process. Please reply back to me as soon as possible (week of Jan 3<sup>rd</sup>) to keep your application active.

Please send me a "draft" from your sign fabricator for approval before you install. Once the approved sign is installed please send a photo of it in place. I need this to proceed with your application. Please confirm the highlighted area – operational hours.

Use a site plan for the wayfinding map in the box. See sample.

- Site sign template to use for your sign (confirm the details, make any changes to the draft and send to me for approval)
- DE sign sample for reference (Please add a site plan similar to the "sample" attached)
- General site sign instructions (where to locate and how to install)

Regards,

**John Freeman** Project Facilitator 604 871 6076

[John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Development, Building and Licensing - City of Vancouver

# DEVELOPMENT APPLICATION NO. DP-2016-00715

## 138 East Pender Street

Apple Health Society has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2865 square feet; and
- proposed operating hours Monday to Sunday, 10am - 8pm.

- Show profile of proposed developments (in RED) and existing and/or proposed buildings and property lines.
- Include a North Arrow, site and building dimensions, adjoining properties (with the addresses), and adjacent street names.

Note: The location of the sign should be denoted on this site plan with a reference to it stating "You are here".

FURTHER INFORMATION MAY BE OBTAINED AT: [vancouver.ca/devapps](http://vancouver.ca/devapps) PROJECT FACILITATOR'S OFFICE  
4th FLOOR, 515 W 10<sup>th</sup> Ave., PHONE 604 871 6076

## General Sign Information

### Size

The standard size is 4' x 8'.

Where a 4' x 4' sign is required, the 4' x 8' sign is to be referred to for format and adaptation - and would not include any site plan.

### Lettering

Lettering is to be Helvetica and is to be black on a white background.

### Erection

When placed on the ground, the sign should be supported only by posts or poles.

All signs must be erected in a sound, workman-like manner, capable of withstanding wind and weather, and must comply with the requirements of the Building By-law and Sign By-law.

### Location

Signs must be placed so that they can be clearly read from streets or lanes, and be clear of all site obstructions.

When placed at ground level, the sign should be located within the site, approximately but not closer than 10'0" from any property line. The top of the sign should also be approximately 8'0" high.

When secured to the face or outside of a building, the top of a sign should not be fixed more than approximately 16'0" high.

### Site Plan

The outline of the development site, as given in the application, must be outlined in RED, including a North Arrow, site and building dimensions, adjoining properties (with the addresses), and adjacent street names. The location of the sign should be denoted on this site plan with a reference to it stating: "You are here".

### **Notification of Erection**

The applicant or agent must advise the project facilitator when signs have been erected on site. Our notification letter to the neighbouring property owners (when required), advising them of your application will not be sent until we receive written confirmation and a photograph of the sign on site after it has been erected.

### **Removal of Signs**

The signs must remain in place until the Board has given a decision on the application and *must be removed* from the site *within fourteen (14) days* after the decision.



# DEVELOPMENT APPLICATION NO. DE419166

## 1045 Commercial Drive (formerly 1035 & 1045 Commercial Drive)

Landmark Architecture Ltd. has applied to the City of Vancouver for permission to develop on this site consisting of:

- change the use at 1035 Commercial Drive from Beauty & Wellness to Grocery Store;
- combine 1035 and 1045 Commercial Drive to become one single tenancy;
- proposed addition of 723 square feet at southwest corner of existing building;
- proposed total floor area of approximately 9,277 square feet; and
- proposed relaxation of 22 required onsite parking spaces.



Further information may be obtained at:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

Project Coordinator's Office  
1<sup>st</sup> Floor, West Annex, City Hall, Phone 604.673.8445

From: [andrew@myeden.ca](mailto:andrew@myeden.ca)

To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

Date: 1/6/2017 10:06:40 AM

Subject: 138 E Pender DP-2016-00715

Attachments: Pender MMRU Sign.pdf  
DavieMMRU Sign.pdf

Hi John,

Please find attached site sign for 138 E Pender. Please review before I send to print.

Thanks

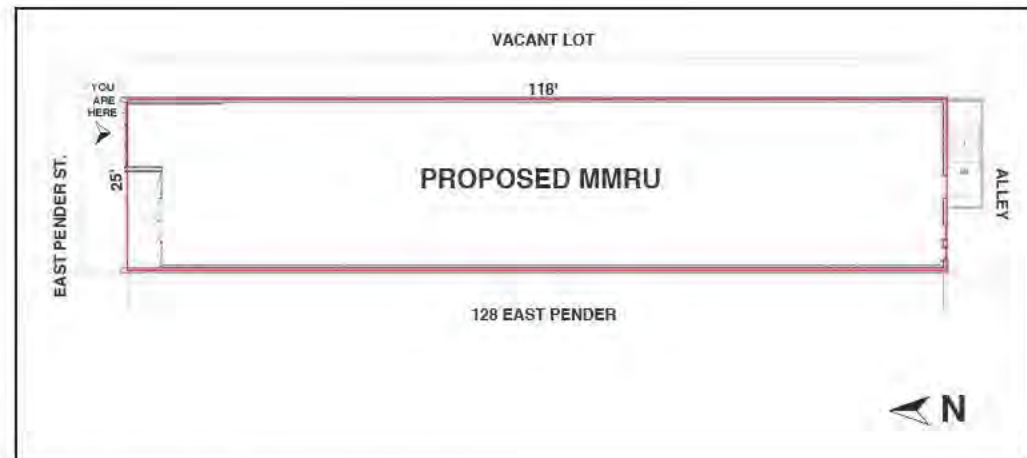
Andrew

# DEVELOPMENT APPLICATION NO. DP-2016-00715

## 138 East Pender Street

Apple Health Society has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2865 square feet; and
- proposed operating hours Monday to Sunday, 10am - 8pm.



FURTHER INFORMATION MAY BE  
OBTAINED AT:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

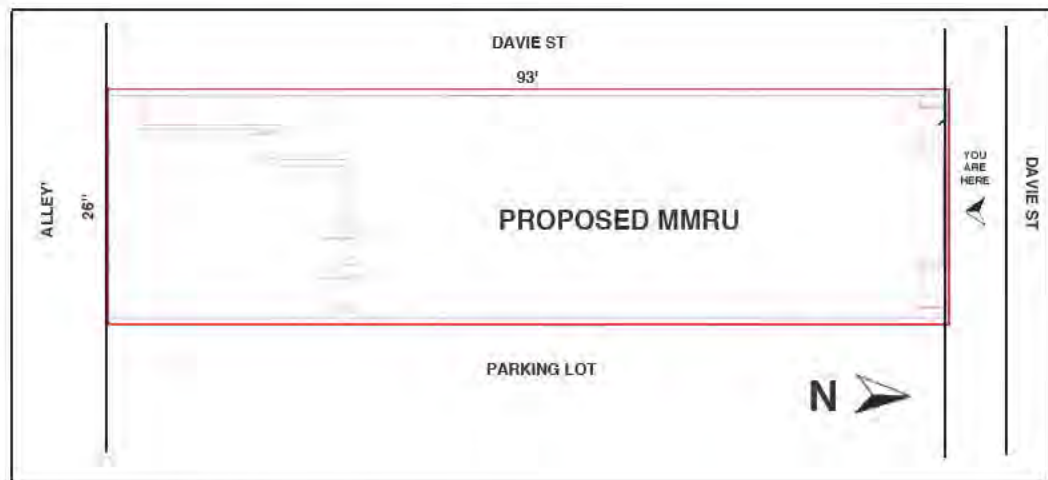
PROJECT FACILITATOR'S OFFICE  
4th FLOOR, 515 W 10<sup>th</sup> Ave., PHONE 604 871 6076

# DEVELOPMENT APPLICATION NO. DP-2016-00715

## 1674 Davie St.

Apple Health Society has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2865 square feet; and
- proposed operating hours Monday to Sunday, **10am - 8pm.**



FURTHER INFORMATION MAY BE  
OBTAINED AT:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

PROJECT FACILITATOR'S OFFICE  
4th FLOOR, 515 W 10<sup>th</sup> Ave., PHONE 604 871 6076

From: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

To: ["Kwan, Alice" <alice.kwan@vancouver.ca>](mailto:alice.kwan@vancouver.ca)

Date: 2/22/2017 10:41:38 AM

Subject: 138 E Pender notification

Attachments: 138 E Pender postcard.docm

138 E Pender site plan.pdf

Operational Letter apple\_Redacted.pdf

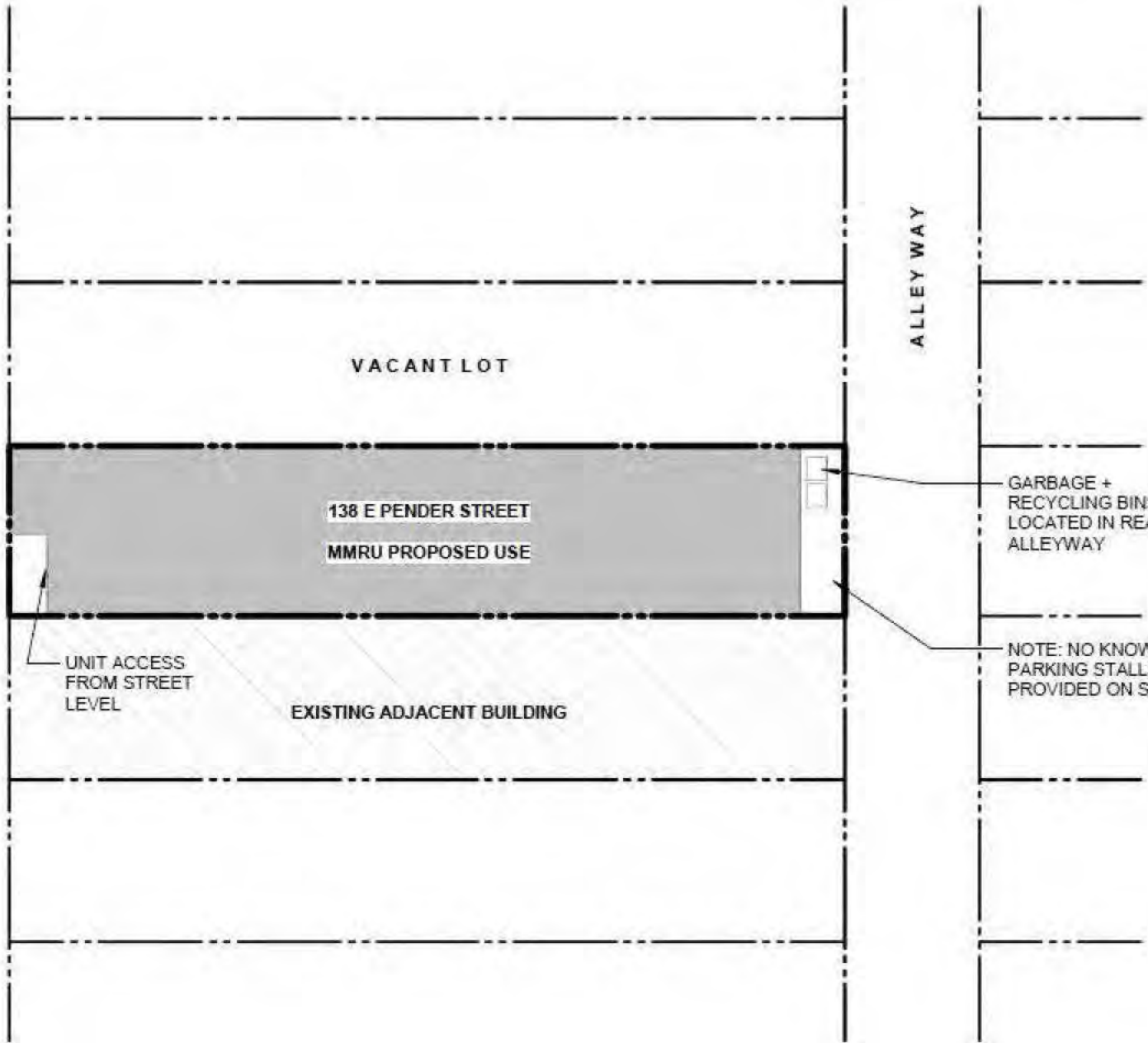
Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**UPCOMING TIME OUT OF OFFICE March 13<sup>th</sup> - 17<sup>th</sup>**

E PENDER STREET

SIDEWALK



4

SITE PLAN

City of Vancouver FOI #2017-349, page 0148  
SCALE: 1" = 20'-0"

## Operational Letter

### 1. Description of Operation

Location: 138 E Pender St, Vancouver BC, V6A 1t3

The proposed operation at 138 Pender St will be a Medical Marijuana Related Use. It will provide individuals who provide medical documentation regarding a specific condition that benefits from the use of medical marijuana. Clients must be 19 years or older. Our services will include a knowledgeable staff and information will be provided to assist clients in their purchase. Medical Marijuana related products will be available for purchase at this business location. There will be no Medical Marijuana Edibles available at this business. Massage chair massages, Nutritional Consultations and Emotional Support are separate services provided by the organization available 8am to 7pm by appointments only.

### 2. Hours of Operation

The business will be open Monday to Sunday 8am to 10pm.

### 3. Name of Operator

The business will do business as Eden Medicinal.

Business contact: 

### 4. Relaxation Rationale

Non applicable.

### 5. Number of Staff

Minimum of two staff working at all times.

### 6. Certifications

Eden Medicinal is certified through CAMCD and Apple Health Society is a recognized as a Trade Member.

Names of staff will be provided separately.

### 7. Number and Age Range of Children

Service provided to anyone over the age of 19. Minors will not be served.

8. Parking and Loading Strategy

Street parking is available out front of location with metered parking available.  
There is no staff parking available.

9. Noise Mitigation

There will not be any noise generated from business outside the premises.

10. Line ups

There will be no people lined up outside the premises of the business.



From: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

To: ["Ma, Helen" <helen.ma@vancouver.ca>](mailto:helen.ma@vancouver.ca)

Date: 4/18/2017 3:07:07 PM

Subject: 138 E Pender St DP-2016-00715 - neighbourhood notification, MMRU application

Attachments: 138 E Pender St MMRU - re-notification letter.pdf

Dear Property Owner or Resident,

RE: **138 E Pender St  
DP-2016-00715  
Medical Marijuana-Related Use (MMRU)**

Thank you for your interest in the above application. If you have any questions please don't hesitate to get in touch.

Kind Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)**

April 18, 2017

Dear Property Owner:

**RE: 138 E PENDER STREET, Vancouver, BC V6A 1T3  
Development Application Number DP-2016-00715**

Please refer to my letter prior to March 31, 2017, regarding the application submitted by Andrew Wharton, DBA Apple Heath Society stamped "RECEIVED" by this department on November 24, 2016, for a change of use from Retail Store to Medical Marijuana-Related Use and to provide interior alterations at the above address.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on April 12<sup>th</sup> 2017, and was refused for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Objections Received; objections have been received from neighbouring property owners; and
- Unsatisfactory - Proposed Use; the proposed use is unsatisfactory at this location.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter. The applicant must register their appeal to the Board of Variance within 30 days of the date of refusal.

Yours truly,



John Freeman  
john.freeman@vancouver.ca  
(604) 871-6076

JCF/

From: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)

To: [toki@myeden.ca](mailto:toki@myeden.ca)  
[graham@myeden.ca](mailto:graham@myeden.ca)

Date: 4/13/2017 4:42:54 PM

Subject: 138 E Pender St DP-2016-00715 MMRU application

Attachments: 138 E Pender DP-2016-00715 refusal letter.pdf

Hi Andrew,

Please take a look at the letter and let me know if you have any questions. Please note that the date of the letter is April 12<sup>th</sup>. You have 30 days from the date of the letter to file a request for an appeal with the Board of Variance.

Regards,

**John Freeman** Project Facilitator 604 871 6076  
Development, Buildings, & Licensing - City of Vancouver

**PLEASE NOTE: I will be moving to a new position as of March 27th 2017.**  
Please send any further enquiries about this project to [david.autiero@vancouver.ca](mailto:david.autiero@vancouver.ca)

April 12, 2017

414-1027 Davie St  
Vancouver, BC V6E 4L2

Dear Andrew Wharton:

**RE: 138 E PENDER STREET, Vancouver, BC V6A 1T3  
Development Permit Number DP-2016-00715**

Please be advised that the Director of Planning has Refused DP-2016-00715 on 12 April 2017, for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Objections Received; objections have been received from neighbouring property owners; and
- Unsatisfactory - Proposed Use; the proposed use is unsatisfactory at this location

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



John Freeman  
john.freeman@vancouver.ca  
(604) 871-6076

JCF/

From: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)>

To: "[Krishna, Kaye](mailto:Kaye.Krishna@vancouver.ca)" <[Kaye.Krishna@vancouver.ca](mailto:Kaye.Krishna@vancouver.ca)>

Date: 4/18/2017 2:29:00 PM

Subject: 138 E Pender St DP-2016-00715 MMRU re-notification letter

Attachments: 138 E Pender St MMRU - re-notification letter.pdf

Hi Kaye,

As per our discussions on Friday April 7<sup>th</sup>, here is a copy of the re-notification letter I am sending out to respondents of the MMRU application on **138 E Pender St**. let me know if you have any questions about this one.

Not responsive

All the best, J

John Freeman Sustainability Planner

Northeast False Creek Project Office  
City of Vancouver | Planning, Urban Design & Sustainability  
(604) 871-6076  
[vancouver.ca/nefc](http://vancouver.ca/nefc)

April 18, 2017

Dear Property Owner:

**RE: 138 E PENDER STREET, Vancouver, BC V6A 1T3  
Development Application Number DP-2016-00715**

Please refer to my letter prior to March 31, 2017, regarding the application submitted by Andrew Wharton, DBA Apple Heath Society stamped "RECEIVED" by this department on November 24, 2016, for a change of use from Retail Store to Medical Marijuana-Related Use and to provide interior alterations at the above address.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on April 12<sup>th</sup> 2017, and was refused for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Objections Received; objections have been received from neighbouring property owners; and
- Unsatisfactory - Proposed Use; the proposed use is unsatisfactory at this location.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter. The applicant must register their appeal to the Board of Variance within 30 days of the date of refusal.

Yours truly,



John Freeman  
john.freeman@vancouver.ca  
(604) 871-6076

JCF/



April 12, 2017

414-1027 Davie St  
Vancouver, BC V6E 4L2

Dear Andrew Wharton:

**RE: 138 E PENDER STREET, Vancouver, BC V6A 1T3  
Development Permit Number DP-2016-00715**

Please be advised that the Director of Planning has Refused DP-2016-00715 on 12 April 2017, for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
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- Unsatisfactory - Proposed Use; the proposed use is unsatisfactory at this location

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



John Freeman  
john.freeman@vancouver.ca  
(604) 871-6076

JCF/

# NOTICE OF DEVELOPMENT APPLICATION

**138 East Pender Street**  
**DP-2016-00715**



February 22, 2017

Apple Health Society has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana-Related Use. The proposal includes the following:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2950 square feet; and
- proposed operating hours Monday to Sunday 8am – 10pm

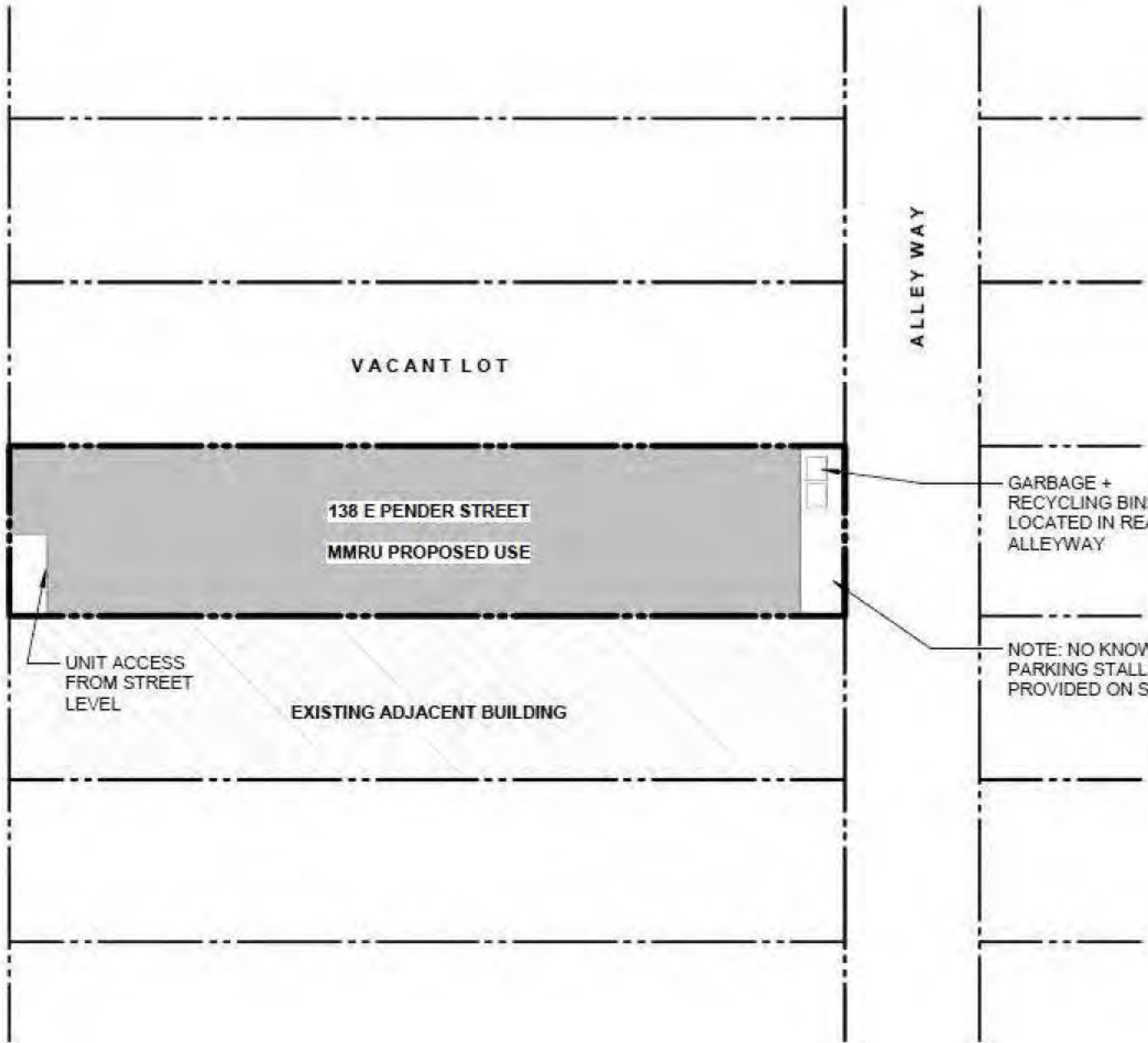
Under the site's HA-1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **March 10, 2017**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact John Freeman, Project Facilitator at 604-871-6076 or [john.freeman@vancouver.ca](mailto:john.freeman@vancouver.ca)

E PENDER STREET

SIDEWALK



4

SITE PLAN

City of Vancouver FOI #2017-349, page 0161

SCALE: 1" = 20'-0"

April 18, 2017

Dear Property Owner:

**RE: 138 E PENDER STREET, Vancouver, BC V6A 1T3  
Development Application Number DP-2016-00715**

Please refer to my letter prior to March 31, 2017, regarding the application submitted by Andrew Wharton, DBA Apple Heath Society stamped "RECEIVED" by this department on November 24, 2016, for a change of use from Retail Store to Medical Marijuana-Related Use and to provide interior alterations at the above address.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on April 12<sup>th</sup> 2017, and was refused for the following reason(s):

- Non-compliance - Regulations; the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Objections Received; objections have been received from neighbouring property owners; and
- Unsatisfactory - Proposed Use; the proposed use is unsatisfactory at this location.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter. The applicant must register their appeal to the Board of Variance within 30 days of the date of refusal.

Yours truly,



John Freeman  
john.freeman@vancouver.ca  
(604) 871-6076

JCF/

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSR2179053

Graham Es  
141-1027 Davie St  
Vancouver BC V6E4L2  
Pick up by: Graham Es

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://stc.ltsa.ca/stc> (access code 536275).

I certify this to be an accurate reproduction of title number **BB4020565** at 15:38 this 23rd day of November, 2016.

  
REGISTRAR OF LAND TITLES



---

<b>Land Title District</b> Land Title Office	VANCOUVER VANCOUVER
<b>Title Number</b> From Title Number	BB4020565 BM197791
<b>Application Received</b>	2011-11-03
<b>Application Entered</b>	2011-11-24
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	KWOK NGAN LEE, BUSINESSPERSON 6439 GRANVILLE STREET VANCOUVER, BC V6M 3E5
<b>Taxation Authority</b>	CITY OF VANCOUVER
<b>Description of Land</b> Parcel Identifier: Legal Description:	015-666-689 LOT 31 BLOCK 15 DISTRICT LOT 196 PLAN 184

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR2179053

**Legal Notations**

HERITAGE DESIGNATION BY-LAW, VANCOUVER CHARTER SECTION 593,  
SEE BJ91210 AND BV47125

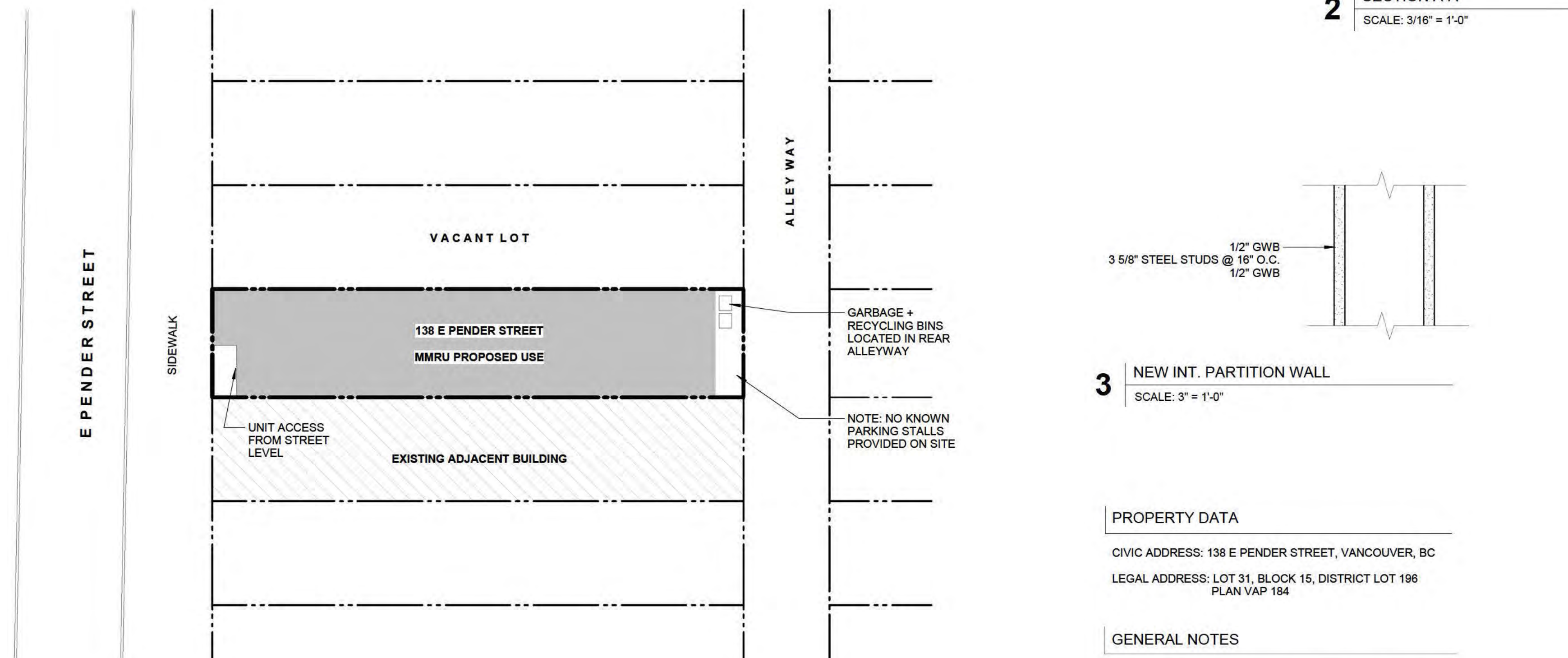
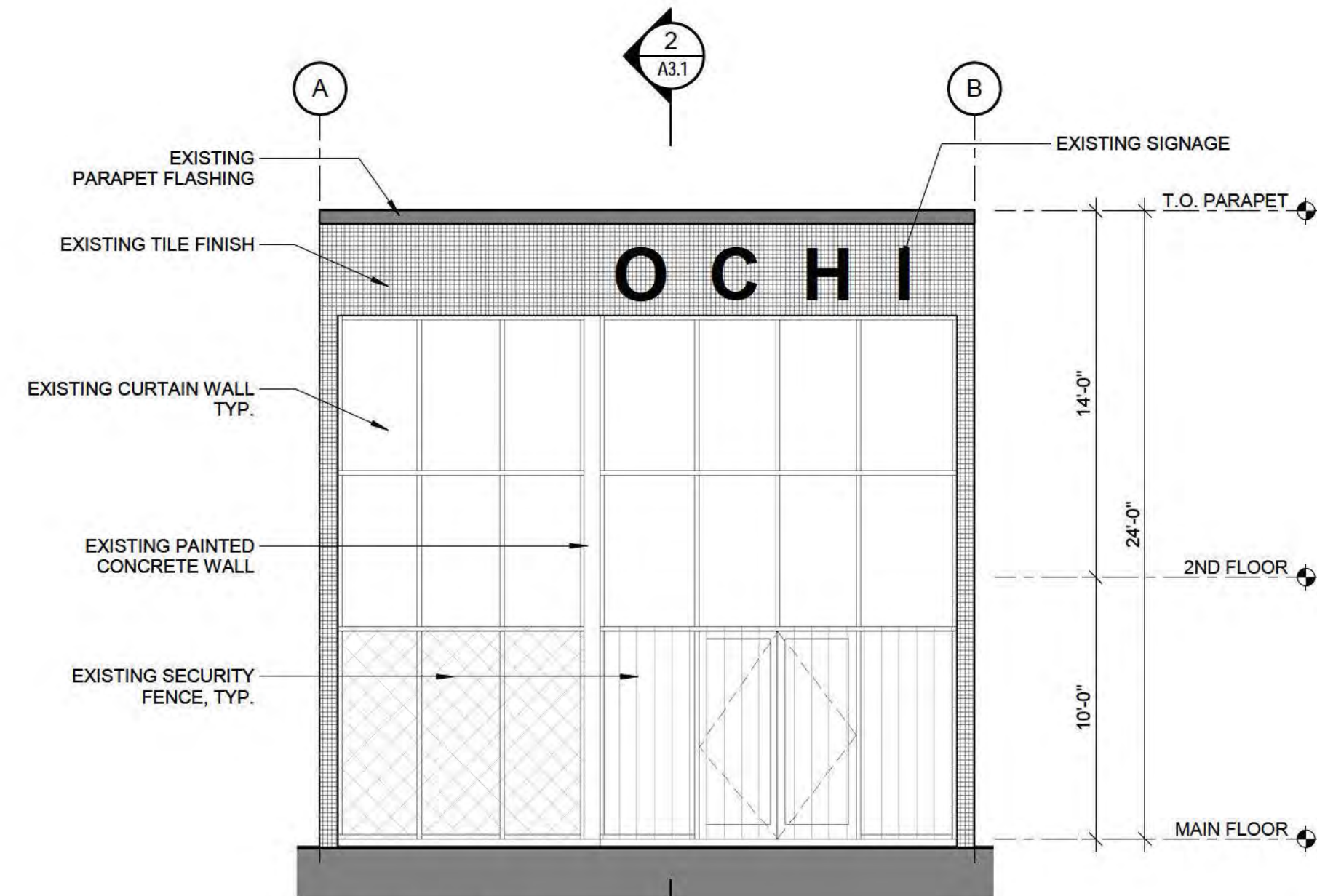
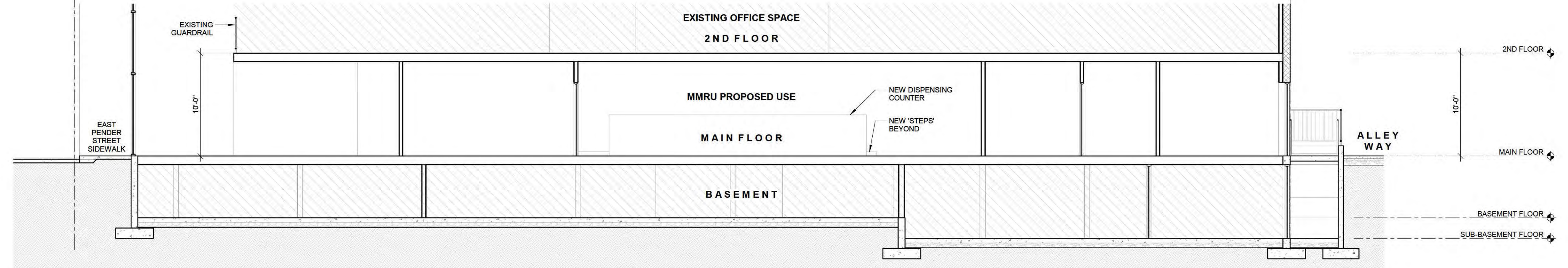
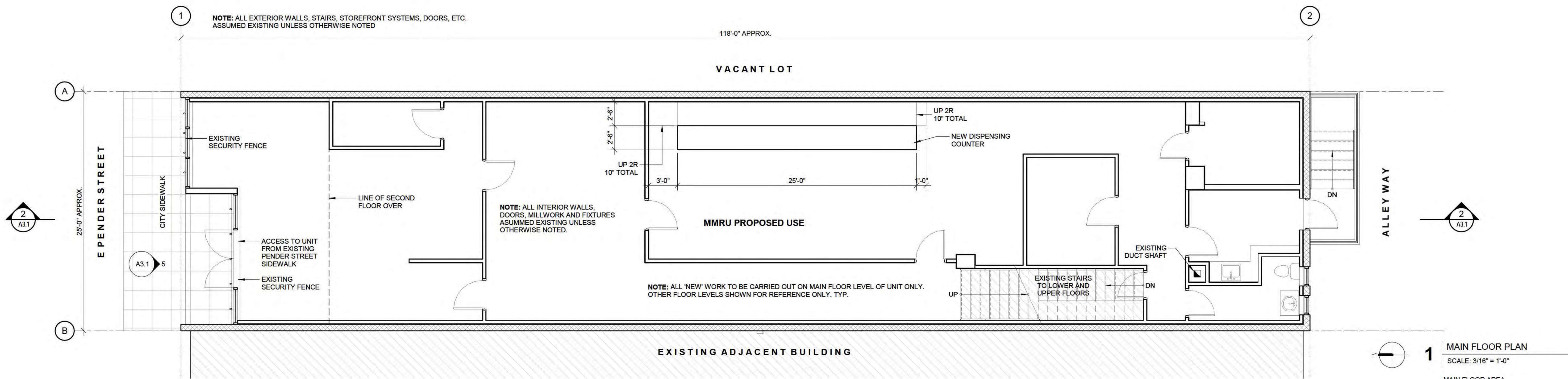
**Charges, Liens and Interests** NONE

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



**3 NEW INT. PARTITION WALL**  
SCALE: 3" = 1'-0"

**PROPERTY DATA**

CIVIC ADDRESS: 138 E PENDER STREET, VANCOUVER, BC  
LEGAL ADDRESS: LOT 31, BLOCK 15, DISTRICT LOT 196  
PLAN VAP 184

**GENERAL NOTES**

- GENERAL CONTRACTOR TO CONFIRM ALL EXISTING DIMENSIONS & EXISTING STRUCTURE BEFORE COMMENCING WORK.
- ALL NEW WALLS TO BE 3 5/8" STEEL STUDS @ 16" O.C. & 1/2" GWB BOTH SIDES OF WALL U.N.O.
- ALL FIXTURES TO OWNER'S SELECTION.

NO.	DATE	YMD	DESCRIPTION
2	2018/11/21		ISSUED FOR BP
1	2018/09/27		ISSUED FOR REVIEW

T.I. FOR APPLE HEALTH

PROJECT NAME

138 EAST PENDER STREET, VANCOUVER, BC

PROJECT ADDRESS

SITE PLAN, FLOOR PLAN, SECTION, DETAILS

DRAWING NAME	SCALE	As indicated
DRAWN	LS	
CHECKED	NF	
PROJECT NO.	NFA16111	
SHEET DATA		

**A3.1**

DRAWING NO.

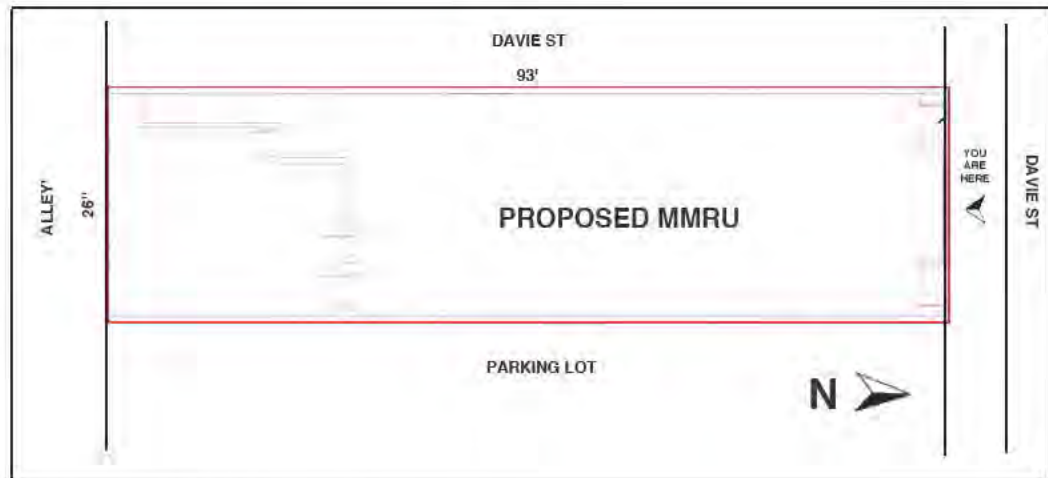


# DEVELOPMENT APPLICATION NO. DP-2016-00715

## 1674 Davie St.

Apple Health Society has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2865 square feet; and
- proposed operating hours Monday to Sunday, **10am - 8pm.**



FURTHER INFORMATION MAY BE  
OBTAINED AT:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

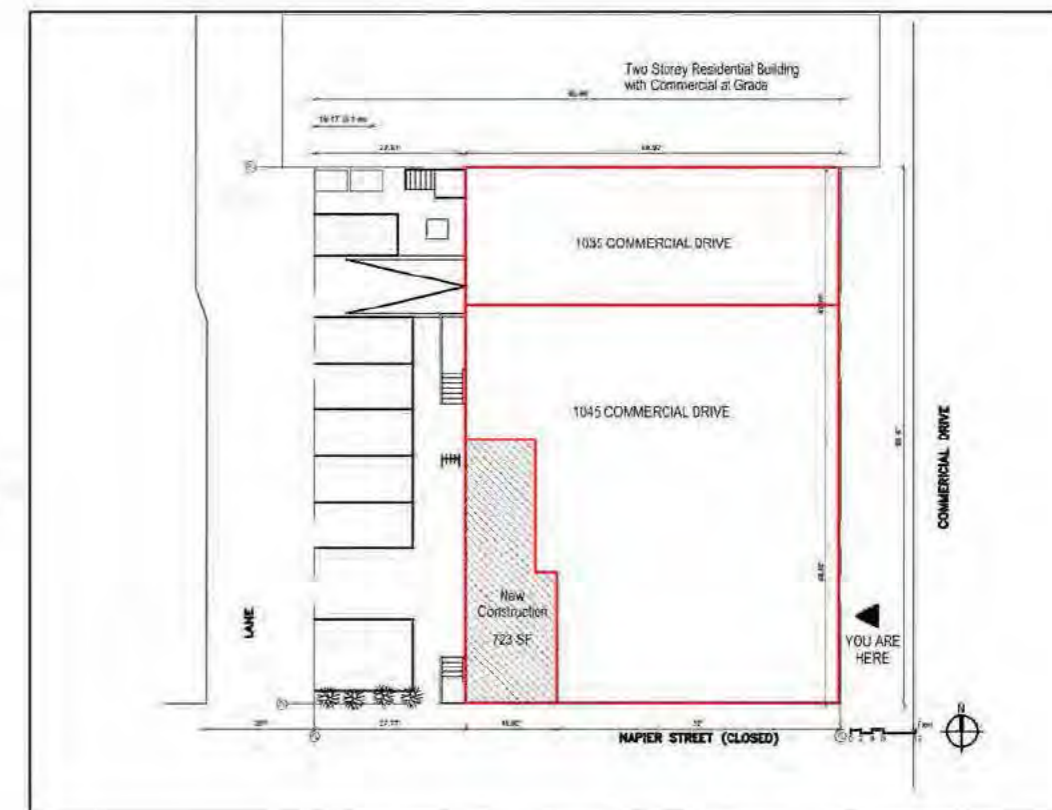
PROJECT FACILITATOR'S OFFICE  
4th FLOOR, 515 W 10<sup>th</sup> Ave., PHONE 604 871 6076

# DEVELOPMENT APPLICATION NO. DE419166

## 1045 Commercial Drive (formerly 1035 & 1045 Commercial Drive)

Landmark Architecture Ltd. has applied to the City of Vancouver for permission to develop on this site consisting of:

- change the use at 1035 Commercial Drive from Beauty & Wellness to Grocery Store;
- combine 1035 and 1045 Commercial Drive to become one single tenancy;
- proposed addition of 723 square feet at southwest corner of existing building;
- proposed total floor area of approximately 9,277 square feet; and
- proposed relaxation of 22 required onsite parking spaces.



Further information may be obtained at:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

Project Coordinator's Office  
1<sup>st</sup> Floor, West Annex, City Hall, Phone 604.673.8445

# DEVELOPMENT APPLICATION NO. DP-2016-00715

## 138 East Pender Street

Apple Health Society has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2865 square feet; and
- proposed operating hours Monday to Sunday, 10am - 8pm.

- Show profile of proposed developments (in RED) and existing and/or proposed buildings and property lines.
- Include a North Arrow, site and building dimensions, adjoining properties (with the addresses), and adjacent street names.

Note: The location of the sign should be denoted on this site plan with a reference to it stating "You are here".

FURTHER INFORMATION MAY BE OBTAINED AT:  
[vancouver.ca/devapps](http://vancouver.ca/devapps)

PROJECT FACILITATOR'S OFFICE  
4th FLOOR, 515 W 10<sup>th</sup> Ave., PHONE 604 871 6076

## **General Sign Information**

### **Size**

The standard size is 4' x 8'.

Where a 4' x 4' sign is required, the 4' x 8' sign is to be referred to for format and adaptation - and would not include any site plan.

### **Lettering**

Lettering is to be Helvetica and is to be black on a white background.

### **Erection**

When placed on the ground, the sign should be supported only by posts or poles.

All signs must be erected in a sound, workman-like manner, capable of withstanding wind and weather, and must comply with the requirements of the Building By-law and Sign By-law.

### **Location**

Signs must be placed so that they can be clearly read from streets or lanes, and be clear of all site obstructions.

When placed at ground level, the sign should be located within the site, approximately but not closer than 10'0" from any property line. The top of the sign should also be approximately 8'0" high.

When secured to the face or outside of a building, the top of a sign should not be fixed more than approximately 16'0" high.

### **Site Plan**

The outline of the development site, as given in the application, must be outlined in RED, including a North Arrow, site and building dimensions, adjoining properties (with the addresses), and adjacent street names. The location of the sign should be denoted on this site plan with a reference to it stating: "You are here".

### **Notification of Erection**

The applicant or agent must advise the project facilitator when signs have been erected on site. Our notification letter to the neighbouring property owners (when required), advising them of your application will not be sent until we receive written confirmation and a photograph of the sign on site after it has been erected.

### **Removal of Signs**

The signs must remain in place until the Board has given a decision on the application and *must be removed* from the site *within fourteen (14) days* after the decision.



## Chinese Canadian Military Museum Society

SITE ADDRESS: 2<sup>nd</sup> Floor, 555 Columbia Street, Vancouver, B.C. V6A 4H5  
MAILING ADDRESS: PO Box 47004 City Square PO, Vancouver, B.C. V5Z 3X0

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4

Attention: Mr. John Freeman, Project Facilitator

Dear Mr. Freeman:

**Re: Development Application to -138 East Pender Street  
Change of Use from Retail to Medical Marijuana**

We are disheartened to learn of the Development Permit application to change the existing commercial unit from Retail to Medical Marijuana-Related Use at 138 East Pender Street in Vancouver.

Vancouver Chinatown has been an iconic and heritage site in the City for decades and the encroachment of this historical landmark over the last several years has changed its unique characteristic. Many in the Chinese community are working toward reversing this trend and this application is first, in contrary to the efforts by many to keep Chinatown's historic character; second, the location is close to the Chinese Cultural Centre, Chinese Canadian Military Museum, home to children and youth activity, and Chinese language school throughout the year where possible interaction between young people at CCC and a Medical Marijuana shop should be seen as the same reason they are restricted from being close to schools and community centres; and third, Chinatown is already in the proximity to East Hastings where there are a high concentration of the drug addicted and mentally ill people and this will draw more of them into Chinatown, a tourist attraction. This would leave a negative impression of the City to our visitors.

In addition, the neighbourhood is being revitalized with new residents within half a block of the proposed site and there will be children, seniors and others who will find this drug culture most undesirable for this area.

Based on the foregoing reasons a Medical Marijuana shop has no place in Chinatown. We are strongly opposed to this application.

Yours very truly,

A handwritten signature in blue ink, appearing to read 'King Wan', with a stylized flourish at the end.

King Wan

President

---



**Mayor and Council Feedback**

Case number: 101009251587

Case created: 2017-03-09, 12:46:00 PM

**Incident Location**

Address: , ,

Address2:

Location name:

**Contact Details**

Name: Yin Ping Benevolent Society of Canada

Address: 414 COLUMBIA ST, Vancouver, V6A 2R8

Address2:

Phone: 6048179137

Email:

Alt. Phone:

Preferred contact method: Either

**Request Details**

1.	Describe details (who, what, where, when, why):	Members & Affiliates of the Yin Ping Benevolent Society of Canada oppose application of the Apple Health Society to COV to change the use of 138 East Pender St. from Retail to Medical Marijuana-Related Use. See attached petition for further information.
2.	Type of feedback:	Negative
3.	Department:	Mayor and Council
4.	(Don't ask, just record - did caller indicate they want a call back?):	No
6.	Select topic:	
7.	Specific area of concern:	

**Additional Details**

**Map and Photo**

- no picture -

### Mayor and Council Feedback

Case number: 101009349485

Case created: 2017-03-31, 05:23:00 PM

### Incident Location

Address: , ,

Address2:

Location name:

### Contact Details

Name: Chin Wing Chun Society

Address: ,

Address2:

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

### Request Details

- |   |   |
|---|---|
| 1. Describe details (who, what, where, when, why):                        | Subject: Petition_Oppose138 East Pender to Change to Medical Marijuana-Related Use<br>Good day Mayor and Councillors, Please find the attached addition Petition Forms for your reference. It is the additional copies that we have sent to you on behalf of 2,937 individuals and 43 organizations that we have delivered to the City Clerk yesterday around 3:50pm. Thanks! s.22(1) |
| 2. Type of feedback:  | Negative  |
| 3. Department:  | Mayor and Council   |
| 4. (Don't ask, just record - did caller indicate they want a call back?): | No  |
| 5. Select category:   | Planning, Zoning and Development  |
| 6. Select topic:  | Downtown  |
| 7. Specific area of concern:  | 138 E Pender  |
| 8. Neighbourhood:   | Downtown  |

### Additional Details

--- (cckeb, Mar 31 2017 5:25PM) See attachments: Chin Wing Chun Society Pages 1 - 2

### Map and Photo



- no picture -

---

**EN**

**FYA to:**

**FYI to:**

## Operational Letter

### 1. Description of Operation

Location: 138 E Pender St, Vancouver BC, V6A 1t3

The proposed operation at 138 Pender St will be a Medical Marijuana Related Use. It will provide individuals who provide medical documentation regarding a specific condition that benefits from the use of medical marijuana. Clients must be 19 years or older. Our services will include a knowledgeable staff and information will be provided to assist clients in their purchase. Medical Marijuana related products will be available for purchase at this business location. There will be no Medical Marijuana Edibles available at this business. Massage chair massages, Nutritional Consultations and Emotional Support are separate services provided by the organization available 8am to 7pm by appointments only.

### 2. Hours of Operation

The business will be open Monday to Sunday 8am to 10pm.

### 3. Name of Operator

The business will do business as Eden Medicinal.

Business contact: Andrew Wharton  
604.379-3872

### 4. Relaxation Rationale

Non applicable.

### 5. Number of Staff

Minimum of two staff working at all times.

### 6. Certifications

Eden Medicinal is certified through CAMCD and Apple Health Society is a recognized as a Trade Member.

Names of staff will be provided separately.

### 7. Number and Age Range of Children

Service provided to anyone over the age of 19. Minors will not be served.

8. Parking and Loading Strategy

Street parking is available out front of location with metered parking available.  
There is no staff parking available.

9. Noise Mitigation

There will not be any noise generated from business outside the premises.

10. Line ups

There will be no people lined up outside the premises of the business.

## Operational Letter

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City of Vancouver  
 453 West 12th Avenue  
 Vancouver, British Columbia  
 Canada V5Y 1V4



DP-2016-00715

Printed: Dec 02, 2016

# Payment Notice

\*Current Fees for: Development Permit DP-2016-00715

## For Applicant

## Location

andrew wharton DBA: Apple Health Society  
 414-1027 Davie St  
 Vancouver, BC V6E 4L2

138 E PENDER STREET  
 Vancouver, BC V6A 1T3

Date	Description	Fee Amount	Tax	Fee Total
Dec 02, 2016	04(b) - Alt or Change Use Non 1/2 FD - Conditional	2,502.00	0.00	2,502.00
<b>Total:</b>		2,502.00	0.00	2,502.00



DP-2016-00715

*This is not a Permit or a License and does not provide authorization for work to proceed or business related activities to occur.*

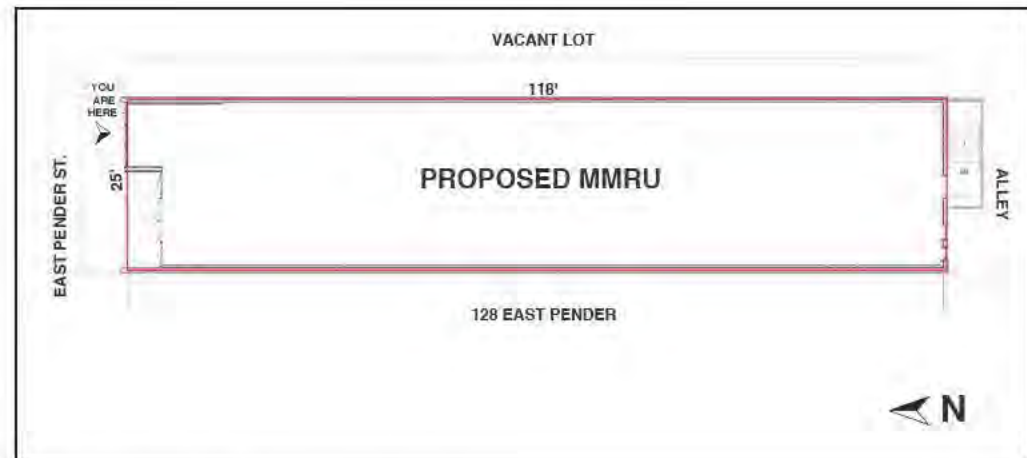
*\*Fees may have changed or additional charges applied since receiving this notice.*

# DEVELOPMENT APPLICATION NO. DP-2016-00715

## 138 East Pender Street

Apple Health Society has applied to the City of Vancouver for permission to develop this site consisting of:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 2865 square feet; and
- proposed operating hours Monday to Sunday, 10am - 8pm.



FURTHER INFORMATION MAY BE  
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[vancouver.ca/devapps](http://vancouver.ca/devapps)

PROJECT FACILITATOR'S OFFICE  
4th FLOOR, 515 W 10<sup>th</sup> Ave., PHONE 604 871 6076



溫哥華華埠商業促進會

Vancouver Chinatown BIA Society

106 Keefer St., Vancouver, BC, V6A 1X4  
Email: [vcbia@vancouver-chinatown.com](mailto:vcbia@vancouver-chinatown.com)

Tel: 604-632-3808 Fax: 604-632-3809  
Web: [www.vancouver-chinatown.com](http://www.vancouver-chinatown.com)

March 26, 2017

VIA E-MAIL

City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4

Attention: Mr. John Freeman, Project Facilitator

Dear Sir:

**Re: Development Application to -138 East Pender Street  
Change of Use from Retail to Medical Marijuana**

We, the Vancouver Chinatown Business Improvement Area Society (VCBIA), are in opposition to the Development Application at 138 East Pender Street for a change of use from Retail to Medical Marijuana.

VCBIA mandate includes promoting, and developing the health and prosperity of Chinatown's business community. The implementation of this mandate is reinforced in the revitalization plan documented in the Chinatown Neighbourhood Plan (adopted by the City in 2012). This document took over a decade of community consultation with the City Planning Department. In summary, the VCBIA was a designated participant to implement the Chinatown Economic Revitalization Strategy Plan on the principle of Thriving Business District, Historic Neighbourhood Revitalization and Vibrant Public Spaces

The reason for the need of a community revitalization plan was largely because the active drug market and the social issues plaguing Hastings Street was seriously affecting businesses in Chinatown and the community's health.

The specific concerns are:

1. Chinatown is designated a national historic site because it is distinct, of heritage significance and one of the original communities of the City. In particular, Pender Street is the major street in Chinatown with the significant buildings that represent the heritage of the neighbourhood. A medical marijuana shop is inappropriate in this setting.
2. The City has zoned the Pender Street retail corridor HA-1, in keeping with its distinct heritage. The zoning bylaw while allowing a variety of retail uses, states that a certain level of compatibility must be met. The neighbourhood's vision includes promoting a family oriented mixed income community in a pedestrian friendly environment. In addition, Chinatown is looking to reestablish its luster as a major tourist center in the City. The proposed use lends no compatibility to the neighbourhood's vision.



3. Less than ½ block West of the subject property is the Chinese Cultural Centre, the center of children and youth and cultural activity in the neighbourhood. The Centre draws young people from across the City and immerses them in Chinese tradition and culture. It is also home to the last remaining Chinese language school in the neighbourhood. CCC's use as a community centre and year round school should be seen as the same reason Medical Marijuana shops are restricted from being close to schools and community centres.

The City allowing a Medical Marijuana in Chinatown would be setting the neighbourhood back in its efforts to reestablish itself and is not appropriate or present any benefit to the community.

We strongly urge you to decline the Development Application at 138 East Pender Street.

Yours truly,

**VANCOUVER CHINATOWN BUSINESS IMPROVEMENT AREA SOCIETY**



Albert Fok

cc: Mayor and Council

## Members / Affiliates of the Yin Ping Benevolent Society of Canada Petition Form

### 恩平總會館會員/友好請願書

We, the undersigned, are members / affiliates of the Yin Ping Benevolent Society of Canada(414 Columbia Street, Vancouver, BC, V6A 2R8). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use. 我們是恩平總會館的會員 / 友好, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

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# 恩平總會館用箋 Yin Ping Benevolent Society

414 COLUMBIA STREET • VANCOUVER, B.C. V6A 2R8 • TELEPHONE: 604-685-7987 • FAX: 604-685-7980

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**Members / Affiliates of the Yin Ping Benevolent Society of Canada  
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# 恩平總會館用箋 Yin Ping Benevolent Society

414 COLUMBIA STREET • VANCOUVER, B.C. V6A 2R8 • TELEPHONE: 604-685-7987 • FAX: 604-685-7980

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s.22(1)

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**Members / Affiliates of the Yin Ping Benevolent Society of Canada  
Petition Form**

**恩平總會館會員/友好請願書**

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加拿大溫哥華 中華會館 一九〇六年成立

CHINESE BENEVOLENT ASSOCIATION OF VANCOUVER

108 E. Pender St., Vancouver, B.C. Canada V6A 1T3 TEL : (604) 681-1923 Fax : (604) 682-0073

Established 1906

March 28, 2017

John Freeman, Project Facilitator  
City of Vancouver  
453 West 12<sup>th</sup> Avenue,  
Vancouver, BC V5Y 1V4

Dear Mr. Freeman:

Subject: DP-2016-00715 – 138 East Pender Street

Thank you very much for accepting our comments after the initial deadline of March 10.

On behalf of the 100+ member organizations of the Chinese Benevolent Association of Vancouver (CBA), we strongly oppose the subject development application. Simply put, approving a 'Medical Marijuana-related Use' retail store at 138 East Pender Street would be equivalent to stabbing the heart of historic Vancouver Chinatown with a huge dagger. Plagued and decimated by the drug culture along Hastings Street to the north, Chinatown has been struggling with its revitalization efforts over the past decades. Permitting a Medical Marijuana business into Chinatown would further devastate this already very fragile and venerable historic community.

After public consultations in 2015, City Council has added Section 11.28 'Medical Marijuana –related Use' to amend By-law No. 3575. The subject development application is clearly in violation of this By-law as 138 East Pender Street is situated within the designated area where Medical Marijuana-related Use is not permitted per Section 11.28.2 (c). It would be inappropriate to approve the subject development application for the above By-law violation.

Furthermore, many of the CBA individual members and other stakeholders who frequently visit and conduct businesses in Chinatown have expressed their grave concerns over the subject development application. They have asked the CBA to consolidate their voice of opposition and submit their signed petitions to the City of Vancouver authorities for consideration. Please find attached signed petitions to oppose the subject development application from 293 individual stakeholders and 43 Chinatown community organizations.

We urge the City of Vancouver to uphold and enforce its By-laws, and to help preserve the historic Vancouver Chinatown community from adverse elements.

Sincerely,

Hilbert Yiu  
President

C.C. HON. GREGOR ROBERTSON, MAYOR  
CITY COUNCILLORS



**Date: March 29, 2017**

**To: Mr. John Freeman,  
Project Facilitator,  
Development, Building and Licensing,  
City Vancouver**

**From : 43 Chinese Organizations**

**Re: Oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related use.**

## Organizations Petition Form 團體請願書

We, the undersigned, are organizations opposing the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use.

我們是一群團體, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由「零售」改為「售賣藥用大麻」。

團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
Canada Shenzhen Friendship Ass.	108 E Pender Street Vancouver, BC, V6A 3V6			
Canada China Chamber of Industry & Commerce	1328-885 W. Georgia Street, Vancouver, V6C 3Z4			
Canadian Cultural and Creative Industries Society	1500-1200 West 73rd Ave Vancouver, BC V6P 6G5			
Wudang Taiji Society of North America	#535-650 W. 41st Ave Vancouver, BC V5Z 2M9			
Shung Ying Kung Fu Club	1233 Glen Drive, Vancouver, BC.			
Zhong Shan Secondary Schools Alumni Association of Van.	1070 Kingsway, Vancouver			
Vancouver 2 pang woo Benevolent Ass.	37 E. Pender St. Van.			
Kong Chow Ben Ass'n of Can.	257 Pender Van			
The Natives for Shan Ben Society	237 East Hastings Vancouver			
Hoy SUN Hing School Alumni Ass'n	237 East Hastings Vancouver			

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團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
Hangzhou Friendship Society	#2008-5728 Berton Ave Vancouver, BC V6S0E5	604-221-1111		
Guangxi Business Association of Canada	8120 No. 3 Richmond BC			
Quanzhou Friendship Society of Canada	2320-8888 Odlin Cres Richmond, BC. V6X 3Z8			
North America Chinese Alliance of Commerce Association				
Canada Dongguan (America) General Business Association	#3223-349 West Georgia Vancouver, BC V6B 3X8			
China North East Chamber of Commerce	11-5763 Oak Street Vancouver BC V6M 2V7			
North America Investment Association	#2405-8888 odlin Cres. Ric.			
Global Woman Federation of Commerce of Canada	#276-3631 No. 3 Road Richmond, BC. V6X 2E6			
Canada Asia Business Network	6081 No. 3. Rd Richm BC			
Canada International Trade Promoter Society	6610 Heather St Vancouver V6P 3P4			

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WONG'S BENEVOLENT ASSN.	123A PENDER ST. VANCOUVER, BC	s 22(1)		
HON HSING ATHLETIC CLUB	29 E PENDER ST. VAN, BC			
GOO LUCK ENTERTAINMENT	125 E Pender St V6A 7T6 B.C			
Zhanjiang Benevolent Association of Canada	#401-2083 W. 33rd Ave. Vancouver, BC			
Chinese Universities Alumni Association of Vancouver, Canada	#401-2083 West 33rd Ave, Vancouver, BC V6M 4M6			
Guangzhou Huadu Benevolent Association	#401-2083 W. 33rd Ave, Vancouver, BC			
Canada Dongguan Entrepreneurs Federation	2018-8700 McKim Way Richmond, BC. V6X 4A5			
Suey Sing Benevolent Association Vancouver Branch	100-1350 Verdun Place Richmond, BC V6V 1V			
GRU'S FRATERNAL SOCIETY	442 E. EASTMAN ST VAN, BC. V6A 1P7			
LOY PING MIDDLE SCHOOL ALUMNI ASSN	90 #3-444 MAIN ST VAN, BC V6A 2T4			

## Organizations Petition Form 團體請願書

We, the undersigned, are organizations opposing the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use.

我們是一群團體, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由「零售」改為「售賣藥用大麻」。

團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
NAM YOUNG TONG ASSON	272 E. Pender <sup>Van # C-22(1)</sup>			
LEUNG'S BENEVOLENT ASSOS, 3632, HASTINGS				
HUNG HSING CHOY LEE FU T	272 E. PENDER ST			
Lim Sai Hor Ben. Assn.	531 Carrall St.			
Suo Yuen Society	<del>272</del> E Pender			

5

## Organizations Petition Form 團體請願書

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團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
GLOBAL SENIORS PROMOTION ASSOCIATION	CHINA TOWN P.O. BOX 88203, VANCOUVER, BC	s.22(1)		

## Organizations Petition Form 團體請願書

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團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
LEW MAO WAY TONG	349 E-PENDER ST. VAN	§22(1)		

## Organizations Petition Form 團體請願書

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團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
ING SUEY SUN ASSOCIATION 伍有山公所	389 E HASTINGS ST	s 22(1)		



## Organizations Petition Form 團體請願書

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團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
CATHU LIEN KEN SOL SOCIETY OF VANCOUVER	#102-325 KATER ST. VANCOUVER BC.	s.22(1)		

## Organizations Petition Form 團體請願書

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團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
LEE'S ASSOCIATION ALL MEMBER	313E PENDER ST	VAN. B.C.		
			s.22(1)	

## Organizations Petition Form 團體請願書

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團體英文名 Organization Name	地址 Address	電話 Telephone	簽名 Signature	職位 Position
Vancouver DART ROOM CLUB	116 E. PENDER ST. VAN. B.C. V6A 1T3	s.22(1)		

Date: March 29, 2017

**To: Mr. John Freeman,  
Project Facilitator,  
Development, Building and Licensing,  
City Vancouver**

**From : 2,937 current Members/Affiliates of the Chinese Organizations and active Community Stakeholders of the Chinese community.**

**Re: Oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related use.**

1

## General Public Petition Form 請願書

We, the undersigned, oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use.

我們在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由「零售」改為「售賣藥用大麻」。

s.22(1)



2.

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英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
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s.22(1)



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3

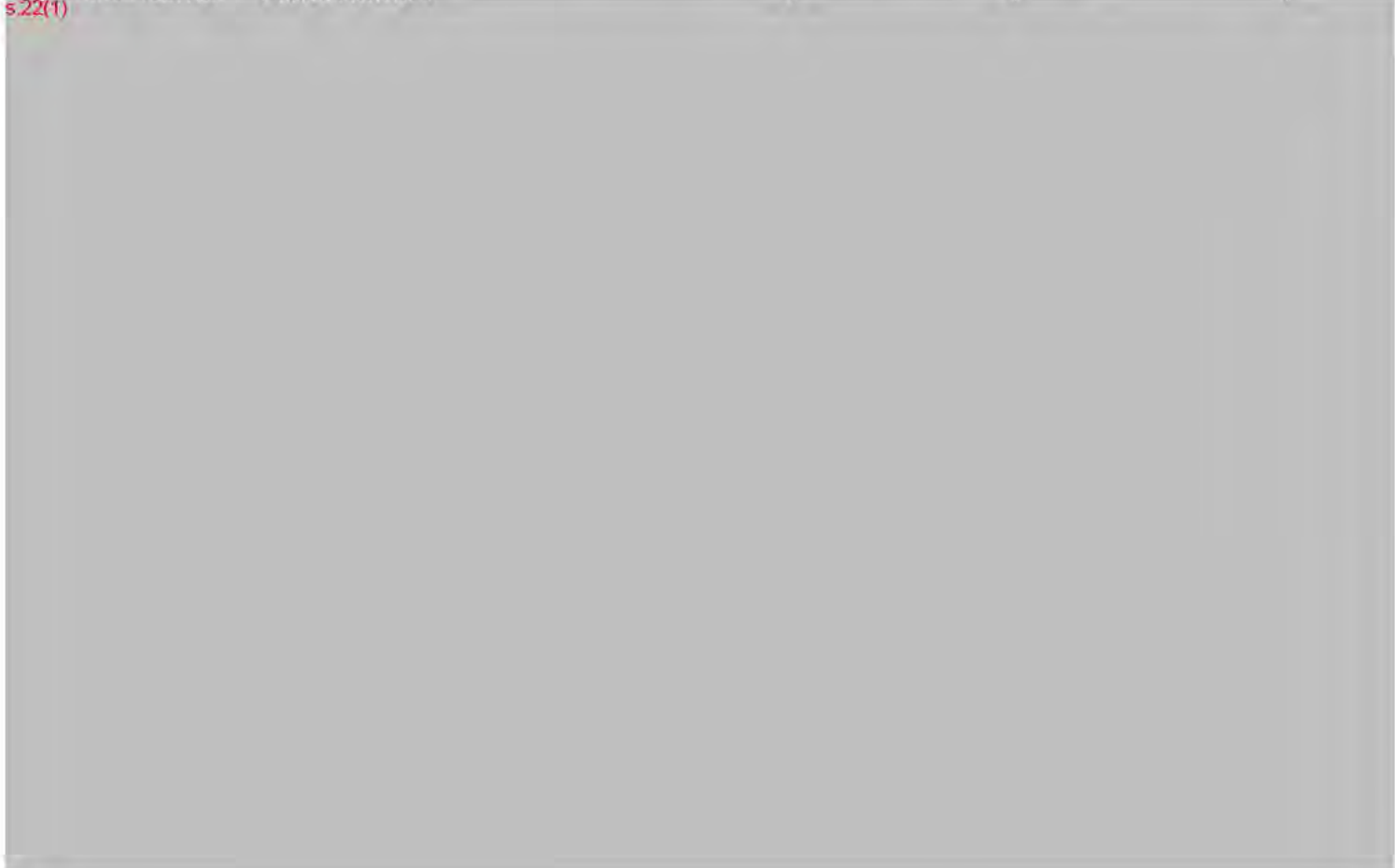
## General Public Petition Form 請願書

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s.22(1)



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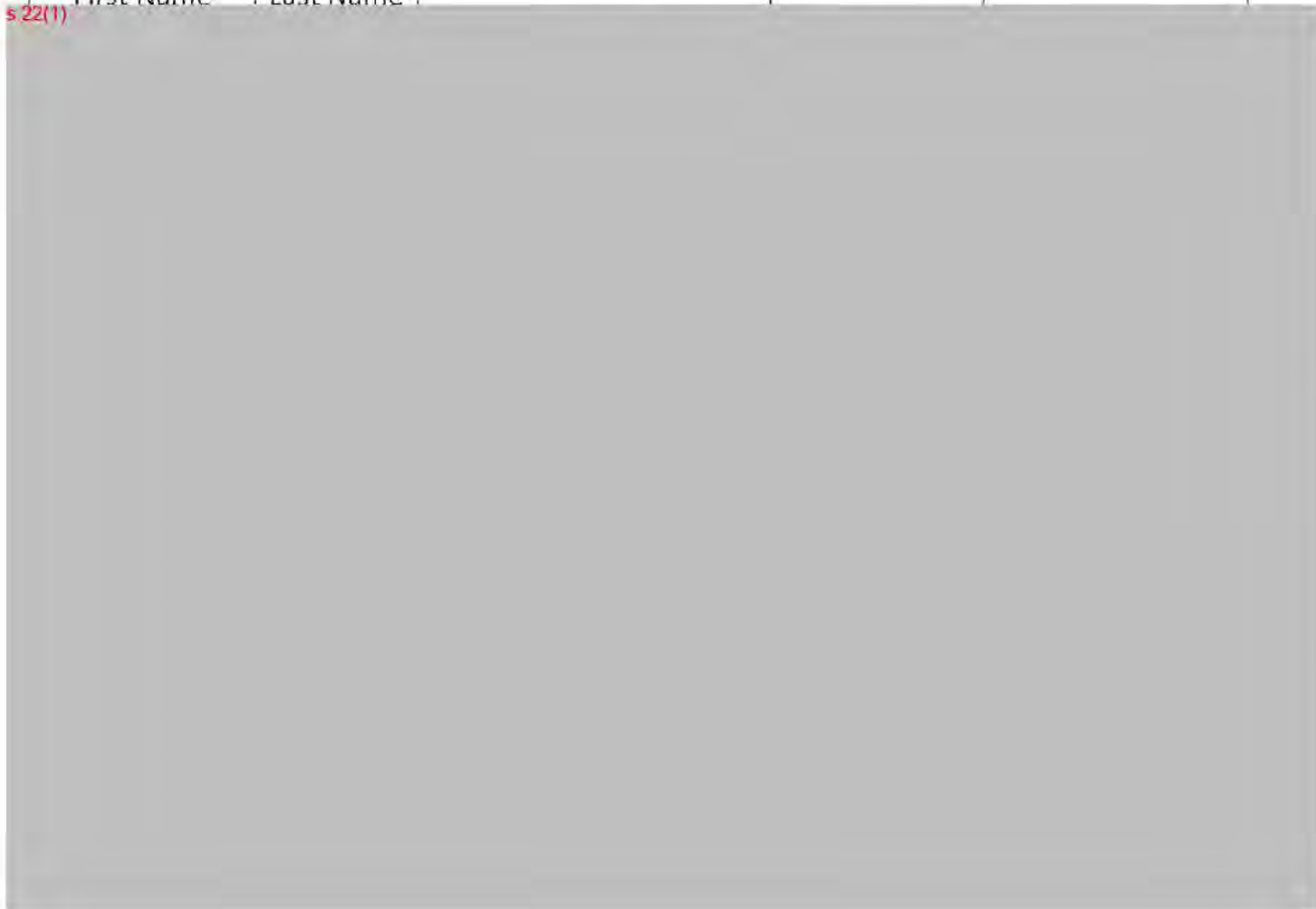
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s.22(1)



4 012



General Public Petition Form 請願書

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英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
[Redacted content]				

s.22(1)

5-3-10

b

## General Public Petition Form 請願書

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s.22(1)



b=10

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### General Public Petition Form 請願書

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s.22(1)



7-10

8

## Members / Affiliates of the Lung Kong Tien Yee Association Petition Form

### 龍岡親義公所會員/友好請願書

We, the undersigned, are members / affiliates of the Lung Kong Tien Yee Association (135 ½ East Pender Street, Vancouver, BC, V6A 1T6). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use.

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		135 East Pender Street, Vancouver, BC, V6A 1T6		
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8 21



Members / Affiliates of the Lung Kong Tien Yee Association  
**Petition Form**

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Petition Form**

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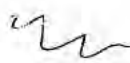
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## Members / Affiliates of the Lung Kong Tien Yee Association Petition Form

### 龍岡親義公所會員/友好請願書

We, the undersigned, are members / affiliates of the Lung Kong Tien Yee Association (135 ½ East Pender Street, Vancouver, BC, V6A 1T6). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use. 我們是龍岡親義公所的會員 / 友好, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
s.22(1)		135 East Pender Street, Vancouver, BC, V6A 1T6	s.22(1)	
		135 East Pender Street, Vancouver, BC, V6A 1T6		
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## Members / Affiliates of the Quan Lung Sai Association Petition Form

### 關隴西堂會員/友好請願書

We, the undersigned, are members / affiliates of the Quan Lung Sai Association (164 East Hastings Street, Vancouver, BC, V6A 1N4). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use.

我們是關隴西堂的會員 / 友好, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

英文名 English First Name	英文姓 English Last Name	地址 Address	電話 Telephone	簽名 Signature
s.22(1)		164 East Hastings Street, Vancouver, BC, V6A 1N4	s.22(1)	
		164 East Hastings Street, Vancouver, BC, V6A 1N4		
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		164 East Hastings Street, Vancouver, BC, V6A 1N4		

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9b

## Members / Affiliates of the Quan Lung Sai Association Petition Form

### 關隴西堂會員/友好請願書

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## Members / Affiliates of the Ing Suey Sun Tong Association Petition Form

### 溫哥華伍胥山公所會員/友好請願書

We, the undersigned, are members / affiliates of the Ing Suey Sun Tong Association (389 ½ East Hastings Street, Vancouver, BC, V6A 1P3). We jointly oppose the application of the Apple Health Society to the City of Vancouver to change the use of 138 East Pender Street from Retail to Medical Marijuana-Related Use.

我們是溫哥華伍胥山公所的會員 / 友好, 在下面簽名反對 Apple Health Society 向溫哥華市政府申請 138 East Pender Street 由零售改為售賣藥用大麻。

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