

File No.: 04-1000-20-2017-388

October 30, 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 October 12, 2017 for:

**Feedback submitted for Development Application, 3422 Dunbar Street, DP-2017-00207 via the neighbourhood notification and feedback process for this application, from May 19, 2017 to June 6, 2017.**


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

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-388); 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,



**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.

:AA

From: ["Gosal, Sheila" <sheila.gosal@vancouver.ca>](mailto:sheila.gosal@vancouver.ca)

To: ["Woodhall, Craig" <craig.woodhall@vancouver.ca>](mailto:craig.woodhall@vancouver.ca)

Date: 5/19/2017 2:07:58 PM

Subject: 3422 Dunbar St - DP-2017-00207

Attachments: LABELS.pdf  
postcard.pdf

Please send this out by May 19, 2017 (Friday) on the coloured postcards.

Account Code – same as previous (for mailroom – 40030909)

Total Records – 337 (1 Overseas, 336 in Canada)

Thanks.  
Sheila

sheila gosal | office support clerk | development, buildings & licensing | city of vancouver  
t | 604 . 873.7089 e | [sheila.gosal@vancouver.ca](mailto:sheila.gosal@vancouver.ca)



453 West 12<sup>th</sup> Avenue  
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6 OLD PEAK RD  
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GOLDEN RIDGE HOLDINGS INC  
105-3595 18TH AVE W  
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2206-638 BEACH CRES  
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DR D V ANDERSON INC  
5264 PARKER AVE  
VICTORIA BC V8Y 2M9



453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Development,  
Buildings & Licensing

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s.22(1)

5366 CHAFFEY AVE  
BURNABY BC V5H 2S2



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s.22(1)

5615 HAMPTON PL APT 803  
VANCOUVER BC V6T 2H1



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DOUBETT HOLDINGS INC  
5691 JASKOW DR  
RICHMOND BC V7E 5W4



CITY OF VANCOUVER

453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

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Buildings & Licensing

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1092839 B C LTD  
601-3355 BINNING RD  
VANCOUVER BC V6S 0J1



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453 West 12<sup>th</sup> Avenue  
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s.22(1)

6192 ALMA ST  
VANCOUVER BC V6N 1Y6



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Vancouver, BC V5Y 1V4

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s.22(1)

6228 LOGAN LANE  
VANCOUVER BC V6T 2K9



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Vancouver, BC V5Y 1V4

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s.22(1)

6-2880 33RD AVE W  
VANCOUVER BC V6N 2G2



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Vancouver, BC V5Y 1V4

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M ANNA WANG HOLDINGS LTD  
630 ARBUTUS AVE  
DUNCAN BC V9L 5X5



453 West 12<sup>th</sup> Avenue  
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s.22(1)

6556 CYPRESS ST  
VANCOUVER BC V6P 5L6





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s.22(1)

6973 NAPIER ST  
BURNABY BC V5B 2C5



453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

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0989731 BC LTD  
7038 OSLER ST  
VANCOUVER BC V6P 4C6



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s.22(1)

7391 CURTIS ST  
BURNABY BC V5A 1K1



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s.22(1)

7927 LAUREL ST  
VANCOUVER BC V6P 6K7



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Vancouver, BC V5Y 1V4

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s.22(1)

810 MARINE DR  
GIBSONS BC V0N 1V1



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YU-YONG and YUK-CHEE SHE  
C/O CAMY PROPERTIES LTD  
203-8168 GRANVILLE ST  
VANCOUVER BC V6P 4Z4



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ROSALYNDE KENT  
C/O HUNTER MCLEOD REALTY  
MGMT  
201-1557 BROADWAY W  
VANCOUVER BC V6J 1W6



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# NOTICE OF DEVELOPMENT APPLICATION

**3422 Dunbar Street**  
**DP-2017-00207**



May 19, 2017

CMGT Construction Group Ltd. 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:

- floor area of approximately 748 sq. ft.; and
- operating hours of 10:00 a.m. to 9:00 p.m. every day of the week.

Under the site's existing C-2 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 **June 5, 2017**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Kyle Pringle**, Project Coordinator at **604.873.7088** or [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Marijuana  
**Date:** Tuesday, May 23, 2017 2:24:35 PM

---

Dear Kyle Pringle,

With regards to the possible Marijuana shop at 3422 Dunbar Street, we are opposed.

This is a busy area for kids coming and going to School and University. It is also a busy place for kids going to Dairy Queen, let alone next to a restaurant. I s.22(1) so I see it all.

The liquor store brings in a lot of undesirables, so does the rehab place on 17th, Tim Horton's and Domino's with their late hours also attract the wrong late crowd. I cant imagine more to this block.

Now you can get sloshed with liquor, get high on a joint, go to the rehab and if you don't survive its to the funeral home on 18th.

It's all here within a block. All we need is an elicited house and Dunbar will have it all.

yours sincerely

s.22(1)

**From:** [s.22\(1\)](#)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar Street MMRU  
**Date:** Tuesday, May 23, 2017 4:45:36 PM

---

The residents at 3590, 3592, and 3594 W18th all do not agree to the development of this MMRU at 3422 Dunbar Street. The residents include children.



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development application DP-2017-00207.  
**Date:** Tuesday, May 23, 2017 7:30:35 PM

---

Hi Kyle,

I oppose changing the existing commercial unit from Retail to Medical Marijuana Use.  
I do not want to have medical marijuana sold in my neighbourhood.

s.22(1)

Sent from Samsung tablet

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar St  
**Date:** Tuesday, May 23, 2017 11:32:41 PM

---

Dear Kyle,

I am owner of s.22(1) and we are currently live here, including my s.22(1) yrs  
s.22(1) I received the notice of development application today, and I am strongly  
against this application. Our neighbors including us has kids, and there are so  
many schools around here, so many kids will eat or play around this area. Also, we  
have many aged people living in our area in Dunbar, this will also affect their living.  
To protect our children, and safe living, we don't agree to accept this application.

If there is further information of this application pls let us know. Thanks.

Best regards.

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development application DP-2017-00207  
**Date:** Wednesday, May 24, 2017 8:05:47 AM

---

Hello,

I am against allowing the permit for a medical marijuana facility to be located at 3422 Dunbar Street. Many school children walk by that location to get home as the local high school is to the west of that location (only a few blocks away!) and the catchment for that high school (Lord Byng) goes right up to 33rd and Blenheim Street, I believe, which is two long blocks to the left of that location and seventeen blocks south of that location. In high school, kids usually walk home on their own, without parents, and walk up Dunbar from 16th where Lord Byng is, up to as far as 33rd, that encompasses many homes and therefore, many students.

s.22(1) walk right past that location to come home and I wouldn't want that type of store with the type of clientele it might attract as well as the availability of these products right in our neighbourhood.

Thank you for reading and considering this,

s.22(1)  
resident in Dunbar

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Business license for proposed cannabis dispensary at 3422 Dunbar Street  
**Date:** Wednesday, May 24, 2017 9:33:01 AM

---

I have noticed that a cannabis dispensary has applied to set up shop at 3422 Dunbar Street. Putting such a business in this location is a terrible idea.

When deciding whether or not to permit this, please consider that this is a family neighbourhood. People here have children. The catchment area for Lord Byng High School extends to Blenheim Street and 33rd Avenue, which means considerable numbers of kids on their way between school and home passing this business on a daily basis.

Furthermore, there is a nearby social housing facility that very likely houses at least some people with addiction issues.

I'm also concerned about having to cope with increased secondhand smoke from users who light up outside or near the facility, making nearby businesses inaccessible to those with respiratory issues (or to those who just care about their quality of life) and ruining quality of life for those in nearby homes. One of the reasons I chose this neighbourhood to live in is the low number of smokers who live here. My experience with the vast majority of smokers of anything is that they seem to believe their smoke is harmless and unnoticeable, so instead of showing some basic common sense and courtesy when told they are bothering anyone, they instead add to the problem by arguing endlessly about how others "should" feel about having smoke forced on spaces they wish or need to use. Please do not inflict that sort of mentality and behaviour on one of the few neighbourhoods in Vancouver where it is not rampant.

The residents and their children and the businesses in this area should not be subjected to the problems a cannabis dispensary in this location would create. When the owners apply for their license, please tell them that it is dependent upon moving their planned location to someplace more suitable.

s.22(1)

Vancouver, BC  
V6S 2C5

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar application  
**Date:** Wednesday, May 24, 2017 11:39:45 AM

---

Hello. I live in the area and am vehemently **against** the application for a marijuana dispensary. In my opinion there are too many in the city as it is. Furthermore, there are several schools in the area and I would not want the children subjected to/tempted by the lure of being able to buy the product. Since the legality of the dispensaries is still not resolved why would the City condone giving a business license to an illegal operation? And then of course there is the residence on the corner of 16<sup>th</sup> and Dunbar which is for people recovering from addictions. Why would you put temptation directly in their path?! The former occupant of the site at 3422 told me of the many times she had to deal with vagrants and drug addicts camping out at the back of the property. Having a marijuana dispensary will only make it worse. It's a bad move even considering licensing them.

s.22(1)

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Concern over the proposed marijuana store on Dunbar...  
**Date:** Wednesday, May 24, 2017 11:47:27 AM

---

Dear Kyle:

A neighbour mentioned the application to me. Given the proximity of Lord Byng, and to a lesser degree St. George's, I feel this would be a very wrong move. Also, the C of V has the nearby treatment building for people battling addiction, so also wrong on that front.

Will there be meetings about this concerned citizens can attend?

Thanks,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar St Marijuana Shop  
**Date:** Wednesday, May 24, 2017 1:36:33 PM

---

Dear Kyle,

We are opposed to the opening of yet another pot shop in Vancouver. Dunbar is a family neighborhood and it is not necessary.

I am a former s.22(1) It was was tough to quit. I have school aged children who are already convinced pot is harmless. It isn't. The endless propaganda campaign from the weed industry has had its intended effect . Enough already.

Can't you make a pot zone somewhere? Do these shops really need to be absolutely everywhere?

I haven't met an adult who wants this here in Dunbar.

Please reject the application.

Regards,

s.22(1)

Vancouver BC

Sent from my iPhone

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Proposed dispensary, 3422 Dunbar  
**Date:** Wednesday, May 24, 2017 3:14:12 PM

---

I oppose this application for reasons stated eloquently by others, with which I agree.

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Cc:** s.22(1)  
**Subject:** Development Application DP-2017-00207  
**Date:** Wednesday, May 24, 2017 5:04:44 PM

---

Dear Kyle Pringle,

We have received a notice of development application for 3422 Dunbar Street, DP-2017-00207  
This application re: changing a commercial retail unit to a Medical Marijuana Related Use concerns us greatly as residents of this neighbourhood.

We do not believe that more "Medical" Marijuana establishments are needed in this city, as they are popping out everywhere and are more about profit than supporting the needs of the residents of this neighbourhood. We oppose this development, as we think that it will change the quality of this neighbourhood and is not appropriate to this area, which is a residential area, where there should be support for families and residents that are different than supporting marijuana operations.

We disapprove of this development and we believe that many other residents will also oppose this development.

Sincerely,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Re: 3422 Dunbar Street MMRU  
**Date:** Wednesday, May 24, 2017 5:41:57 PM

---

Hi,

Hopefully you can cancel the application. I'm s.22(1) and I don't want to always smell the disgusting scent of marijuana.

Thanks,  
s.22(1)

On Wed, May 24, 2017 at 8:35 AM, Pringle, Kyle <[Kyle.Pringle@vancouver.ca](mailto:Kyle.Pringle@vancouver.ca)> wrote:

Hi,

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

Regards,

Kyle Pringle

Project Coordinator - Development Review Branch

Development, Buildings, and Licensing - City of Vancouver

West Annex at City Hall, 515 West 10<sup>th</sup> Avenue

*phone* [\(604\)873-7088](tel:(604)873-7088)

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

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

s.22(1)

Sent: Tuesday, May 23, 2017 4:46 PM  
To: Pringle, Kyle  
Subject: 3422 Dunbar Street MMRU

The residents at 3590, 3592, and 3594 W18th all do not agree to the development of this MMRU at 3422 Dunbar Street. The residents include children.

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** FW: email response to DEVELOPMENT APPLICATION NO. DP201700207 3422 Dunbar Street  
**Date:** Thursday, May 25, 2017 12:16:12 PM

---

To whom it may concern:

My name is s.22(1) and I live at s.22(1) I want to write a response to the request for public input regarding the creation of a marijuana related business on 3422 Dunbar street,

For me the primary concern is the fact that the Dunbar Apartments, which are a Vancouver Coast Health run mental health and addictions housing unit, has explicitly stated they are against the establishment of a dispensary directly across from their location. In a nutshell this is reason enough to reject this development application outright.

I have three additional concerns I wish to articulate:

First, my concern regarding the overarching question of the framework in which marijuana is distributed from growth to product delivery: these concerns include what evidence based scientific approaches and facts are used to determine what is considered medicinal? What role currently and projected does Health Canada have in the regulation of marijuana? How is marijuana quality controlled? What is the chain of custody? Who grows the marijuana? What is the current role of organised crime in the growing and distribution of a marijuana? What are the legal implications of licensing a business for an illegal product?

Second, the fact that CMGT Construction Group LTD. being the operator of a medical marijuana facility? In my opinion they do not have any of the assurance I would expect for a business to substantiate or allow the City to give license any of the claims of competence to run this business CMGT has made, all of which are important: Experience, quality/standards of premises/management, benevolent vs. profit-making enterprise, ability to deliver (in the absence of any existing premises, what individuals are competent to provide the indicated services). And again in a nutshell based on this the application should be rejected on that basis alone.

Third, the role of marijuana in motor vehicle accidents and the nature of the intersection at Dunbar and 16th. and pedestrian crossing at Dunbar and 18th. This particular traffic area is heavily populated by foot traffic, heavily utilised by UBC car traffic, heavily utilised by BC transit buses and vehicles constantly turning in all directions, heavily utilised by people coming and going to the shops. There is also a non lighted pedestrian crosswalk at 17th, and also the 16th ave bike path in the south side of the street. Anyone who knows that intersection is well aware that you require your full and sober attention at all times due to

the constant changes and fluctuations in traffic flow, including the ever unpredictable street crossing habits of the highschool and elementary school students. According to a study entitled "Acute cannabis Consumption and Motor Vehicle Collision Risk: Systematic Review of Observational Studies and Meta-analysis", published in BMJ (British Medical Journal) on the 9th of February 2012" <http://www.bmj.com/content/344/bmj.e536.full> by Mark Asbridge, Associate Professor in the Department of Community Health and Epidemiology and the Department of Emergency Medicine at Dalhousie University, there is a significant increase in vehicular accidents and deaths associated with drivers under the influence of cannabis. Below is a quotation from the study:

"The review, Acute cannabis consumption and motor vehicle collision risk: systematic review of observational studies and meta-analysis, was published in the high-profile BMJ (British Medical Journal) in 2012 and revealed acute cannabis consumption is associated with an increased risk of a motor vehicle crash, especially for fatal collisions."

I am concerned not only about increased car traffic parking and pulling out from the front of the dispensary onto Dunbar street, but am concerned about driving under the influence and the proven increase in traffic accidents, especially with the uniqueness of the Dunbar West 16th intersection. This to me is the proverbial nail in the rejection of this application coffin.

This completes my concerns and thus for the record I would like to state that I, **s.22(1)** **s.22(1)** of **s.22(1)** am not in favour of the establishment of any kind of business that deals in the selling or providing on premises of marijuana and marijuana derived products in the space identified in the building located on 3615 West 17th.

Thank you for your time and I look forward to hearing from you and knowing more about the process.

Best,  
**s.22(1)**

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP-2017-00207  
**Date:** Thursday, May 25, 2017 3:12:03 PM

---

Hi Mr. Pringle,

I am writing this email because I have heard that a "Medical Marijuana-related" business will be operated at 3422 Dunbar street.

Our house is on s.22(1) near Durbar street. We had moved to this beautiful and quiet neighborhood for s.22(1) we like walking on Dunbar street, sometimes we go to small but cozy restaurants to have brunch, or shop around . s.22(1) who always goes to Tim Hortons and DQ with her classmates which very close to this address.

There are three schools nearby , many students go to this area to get their lunches or drinks , they take bus at a bus stop just in front of this address.I don't think it is a good idea to operate a "Medical Marijuana-related" business near three schools and located in a residential community, so I disagree this application(No.DP-2017-00207)

Best Regards,  
s.22(1)

--

Best Regards.  
s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Dunbar  
**Date:** Thursday, May 25, 2017 6:56:16 PM

---

Dear Kyle,

I am completely in favour of the marijuana dispensary opening on Dunbar Street. I am s.22(1) and I am still in favour.

Thank you, s.22(1)

Sent from my iPad

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Re: DP-2017-00207  
**Date:** Friday, May 26, 2017 1:56:51 PM

---

To Whom It May Concern,

I am the property owner of s.22(1) and am writing in response to the Notice of Development Application DP-2017-00207 for 3422 Dunbar St. I oppose the change of from commercial to retail for medical marijuana related use for two reasons: the property is situated within two blocks of a Vancouver housing project for (amongst others) people with addictions, and within several blocks of a Lord Byng Secondary School, many students of which frequent Tim Hortons (across the street) and Dairy Queen (in the next block). In all likelihood there will be in the not-too-distant future a seniors home south not too far south of this location on Dunbar as well making the whole proposition inappropriate.

Dunbar is an area of young families and seniors. Bringing marijuana into the neighbourhood is not one bit desirable. It's "bad enough" to see the number of youth obtaining alcohol at the liquor store through their older friends.

Sincerely,

s.22(1)



**From:** s.22(1)  
**To:** [Pringle\\_Kyle](mailto:Pringle_Kyle)  
**Subject:** Re: Dunbar  
**Date:** Friday, May 26, 2017 2:04:03 PM

---

Hi Kyle,  
I know a lot of older people with chronic health issues who will probably be very happy to have a dispensary in the neighbourhood. I am worried that their voices will be drowned by the roar of those who are opposed to it.  
Thanks for listening.

s.22(1)

Sent from my iPad

On May 26, 2017, at 3:20 PM, Pringle, Kyle <[Kyle.Pringle@vancouver.ca](mailto:Kyle.Pringle@vancouver.ca)> wrote:

Hi Marie,

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

Regards,

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

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

s.22(1)

Sent: Thursday, May 25, 2017 6:33 PM  
To: Pringle, Kyle  
Subject: Dunbar

Dear Kyle,  
I am completely in favour of the marijuana dispensary opening on Dunbar Street. I am a s.22(1) and I am still in favour.  
Thank you, s.22(1)

Sent from my iPad

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development Application DP-2017-00207  
**Date:** Friday, May 26, 2017 4:33:12 PM  
**Attachments:** [2017\\_05\\_26\\_MS & BB letter against Marijuana 3422 Dunbar.doc](#)

---

Dear Kyle Pringle:

Please find attached our letter of dissent and my reasons for this application

s.22(1)

--

Cheers,

s.22(1)

May 26, 2017

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

by email to < [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca) >

**RE: Development Application: DP-2017-0027 Marijuana shop 3422 Dunbar St**

Dear John Freeman:

We are *absolutely against* this project. And for several strong reasons.

The fundamental objection is that the sale of marijuana is illegal. Thus, for the City to contemplate allowing another illegal operation is not only ill-advised; but puts the City into a position of complicity in the selling of an illegal substance. And we believe that is clearly wrong.

We know that underage persons can easily get alcohol from someone who can legally purchase products at the Liquor Store. Once the product is out the door, control of the product is up to the police to enforce. However, as has been stated in the press many times, the police are NOT enforcing the law even at existing marijuana store fronts. And presumably any new operations would similarly be unpoliced.

Another objection is that there are many schools in the area – public and private including one that has recently opened in the next block and at the end of Dunbar on 16<sup>th</sup> Ave. Because 16<sup>th</sup> and 17<sup>th</sup> & 18<sup>th</sup> Avenues are main routes for children of all ages walking to and from school and seeking food/snacks at local shops, these school children will be subjected to this operation and the traffic that it attracts. The proposed operation is also directly along the street from the Dunbar Residence which houses many who have struggled with alcohol, drugs, and homelessness. Thus, it seems to us that the flaunting of an existing law is not a suitable message to be giving to anyone, especially impressionable youth.

That these are “pharmacies” is a joke. IF marijuana is truly a medically appropriate and beneficial product, then it should be sold legally by licensed and accountable health professionals. The BC Pharmacy Association made an appeal to the City 8 August of 2015. Please listen to them.

The City of Vancouver has the *authority* to reject this application; a moral *obligation* to stop the proliferation of these marijuana shops unless, and until, the current law is changed by the Federal Government; and a legal *responsibility* to dismiss this application.

DO not compound the current problem represented by the existing mess that is represented by the shops already in operation which cannot even be policed or supervised even now.

Development Application DP-2017-0027 should be rejected outright and, further, a moratorium should be put in place immediately on any further such applications within Vancouver at least until there is clarity in the status of marijuana as rendered by the Federal Government regarding legislation on this matter.

Sincerely,

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development Application DP-2017-00207, 3422 Dunbar Street  
**Date:** Saturday, May 27, 2017 6:23:00 AM

---

As an s.22(1) at s.22(1) I am strongly opposed to any marijuana related developments in the area until such time as marijuana is legalized, regulated and distributed according to Federal, Provincial and City of Vancouver requirements.  
Thank you for the opportunity to comment.

s.22(1)

Sent from my iPad

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar Street DP-2017-00207  
**Date:** Saturday, May 27, 2017 9:55:53 PM

---

Hi Kyle,

My family and I oppose the proposal of changing the user of the unit to marijuana related use. Here are some of the reasons:

This is a residential neighbourhood. The operation of the new marijuana store will attract people from every where. This will change the culture of the area and make us uncomfortable and less secure.

There are 2 elementary schools and 1 secondary school here. The marijuana operation will bring bad influence to young kids as more strangers will visit the area and they are the users of marijuana.

This type of operation should go to commercial areas like Broadway, 4th Ave.

Thank you so much n advance for your considerations.

Concerned [s.22\(1\)](#) and her family

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar st. DP-2017-00207  
**Date:** Sunday, May 28, 2017 10:53:42 AM

---

Dear Kyle,

Thanks for the opportunity for my voice on this.

I don't like the idea of Medical Marijuana retail in my neighborhood for the reasons below:

- 1, this is a family orient neighborhood which not requires this kind of service here
- 2, schools and education institutes are very close around which could be badly affected
- 3, such retail should be located at more commercialized area like Broadway or the 4th Ave, etc

Thank you & pls let me know if you have any questions.

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Objection to development permit at 3422 Dunbar St. DP-2017-00207  
**Date:** Sunday, May 28, 2017 1:07:59 PM

---

Hi Mr, Pringle,

As the s.22(1), located at s.22(1) I object to the development application at 3422 Dunbar Street. My tenant, s.22(1) also objects to the application and has asked me to include her in this e-mail.

Our objection is primarily based on the lost of business that will occur if this application goes through. s.22(1) generally caters to families that bring their children into the premise. We truly believe that a medical marijuana retail outlet s.22(1) would deter families from coming to our location. Our business s.22(1) is not a large one and is family operated. A decrease in business, even slightly, would have devastating effects.

We also ask you to take into consideration that there is a social housing complex operated by Coast Mental Health for people with mental health issues or additions located nearby at 3595 West 17th. There are approximately 50 residences in this complex whose interests may not be served by this application.

Thank you,

s.22(1)



s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar Street DP-2017-00207  
**Date:** Monday, May 29, 2017 6:43:26 PM

---

Hi Kyle,

I am strongly opposed to the notice of development application for 3422 Dunbar St to change to Medical Marijuana Related Use. On a daily basis, this block of Dunbar Street is frequented by students from Ecole Jules Quesnel, Queen Elizabeth Primary School, and Lord Byng Secondary before and after school and during lunch. Often there are large groups of students on the street buying pizza, at Tim Horton's and Dairy Queen, or getting the sushi 'student special'. Given the number of young people who walk up and down this street and visit the local businesses, it is inappropriate and unnecessary to permit a Medical Marijuana establishment in this location.

I urge you to fully consider the ramifications of increasing the number of medical marijuana establishments and to carefully consider where they are located.

Best regards,

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Fwd: Opposing Cannabis Dispensary in DUNBAR  
**Date:** Monday, May 29, 2017 10:39:38 PM  
**Attachments:** [Opposing Cannabis Dispensary DUNBAR.doc](#)

---

Hello Mr. Pringle,

Please find attached a letter of opposition to the proposed cannabis dispensary in the Dunbar neighbourhood.

Thank you,

s.22(1)

May 30, 2017

City of Vancouver, Director of Planning  
City Hall  
Avenue  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

s.22(1)



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

Re: Notice of Development Application  
3422 Dunbar Street  
DP-2017-00207 – MMRU

---

Dear Mr. Pringle,

I am writing this letter to express my strongly felt opposition to the proposed cannabis dispensary at 3422 Dunbar Street.

First and foremost, Dunbar is a family neighbourhood. We have a very strong community that is bound by our Library, events at our community centre, our Little League baseball, our VMSA softball teams, Salmonberry Days, and much more. Many people move to Dunbar because it is a family-friendly neighbourhood and consequently, there are many children in the area. Frankly, a cannabis dispensary does not fit the bill for Dunbar. Families are not interested in this sort of business. We strive to keep our children engaged in community events and activities and specifically away from the draw of recreational drugs.

In Dunbar, we have numerous elementary and secondary schools in very close proximity to the proposed cannabis dispensary: Lord Kitchener Elementary School, Queen Elizabeth Elementary School, St. Georges School and most notably, Lord Byng Secondary School. This means there are many children/teenagers who would be exposed to the concept of recreational drugs and the ease at which they can be attained. While we like to see small businesses prosper, the dispensary is not welcome. It is not what we want for our children. The health and well-being of our youngsters is a vital priority and this dispensary is not in alignment with what is best for them.

I encourage you, and the city at large, to refuse the above stated application that would allow a recreational drug dispensary to take up business in a family oriented community. I implore the city to find a more appropriate location for the said dispensary.

Best Regards.

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Letter to City  
**Date:** Tuesday, May 30, 2017 9:22:22 PM  
**Attachments:** [Scan\\_20170530.pdf](#)

---

Mr. Pringle,

Please find attached a letter of opposition to the proposed business application in the Dunbar neighbourhood.

Thank you,

s.22(1)

May 25, 2017

City of Vancouver, Director of Planning  
City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

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

Dear Mr. Pringle:

**Re: Notice of Development Application  
3422 Dunbar Street  
DP-2017-00207 – MMRU**

---

I am writing to this letter to advise you of my views on this application. I am hopeful that this application will be refused.

I have resided in the Dunbar area for approximately <sup>s.2</sup>2(1) years. I have <sup>s.22(1)</sup>4 children who attend Lord Kitchener Elementary and will continue on with their schooling at Lord Byng Secondary School <sup>s.22(1)</sup>. They often frequent the area of the proposed development. They visit the restaurants in the area as well as the other businesses. I have concerns regarding the proximity of this proposed development to the areas which children in our neighbourhood gather.

Specifically this address is:

- 55 metres from Dairy Queen at 3380 Dunbar Street
- 150 metres from Kumon Math and Reading Centre
- 700 metres from Lord Byng Secondary School
- 750 metres from Lord Kitchener Elementary School
- 1.0 km from Queen Elizabeth Elementary School
- 1.3 km from Carnarvon Elementary School
- 1.4 km from Bayview Elementary School
- 1.5 km from Queen Elizabeth Annex Elementary School
- 1.4 km from Dunbar Community Center
- 1.2 km from Chaldecott Park

I have researched this application and have reviewed the proposed architecture diagrams, the operational letter and the website of *Leaves of Zazie Dispensary*. While the business plan is visually appealing, the type of business that is proposed is not valued in our community.

In my humble opinion, this business will not increase the overall appeal of the neighbourhood, rather it will decrease its appeal. As an example, there are often

patrons lining up outside of Jethro's Fine Grub (3420 Dunbar Street), and the smell from the proposed business, especially if people are smoking outside (even more than 30 meters from its entrance) will be a nuisance, and will likely decrease the number of clientele at Jethro's.

As well, our children will be walking past the proposed business to go to Lord Byng Secondary School, and although they will not be of legal age to purchase this particular product, making it accessible to others who are of legal age in our neighbourhood is not something that we desire.

Thank you for considering my input.

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development Application No. DP-2017-00207  
**Date:** Tuesday, May 30, 2017 11:31:23 PM  
**Attachments:** [MMRU.docx](#)

---

Dear Mr. Pringle,

Please find attached a letter in opposition to Development Application No. DP-2017-00207.

Thank you for your consideration,

s.22(1)

May 30, 2017

City of Vancouver, Director of Planning  
City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

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

Dear Mr. Pringle:

**Re: Notice of Development Application  
3422 Dunbar Street  
DP-2017-00207 – MMRU**

---

I am writing to this letter to advise you of my views on this application. I am hopeful that this application will be refused.

I have resided in the Dunbar area for approximately <sup>s.2</sup> ~~27~~ years. I have children who attend Lord Kitchener Elementary and will continue on with their schooling at Lord Byng Secondary School <sup>s.22(1)</sup> [REDACTED]. They often frequent the area of the proposed development. They visit the restaurants in the area as well as the other businesses. I have concerns regarding the proximity of this proposed development to the areas which children in our neighbourhood gather.

Specifically this address is:

- 55 metres from Dairy Queen at 3380 Dunbar Street
- 150 metres from Kumon Math and Reading Centre
- 700 metres from Lord Byng Secondary School
- 750 metres from Lord Kitchener Elementary School
- 1.0 km from Queen Elizabeth Elementary School
- 1.3 km from Carnarvon Elementary School
- 1.4 km from Bayview Elementary School
- 1.5 km from Queen Elizabeth Annex Elementary School
- 1.4 km from Dunbar Community Center
- 1.2 km from Chaldecott Park

I have researched this application and have reviewed the proposed architecture diagrams, the operational letter and the website of *Leaves of Zazie Dispensary*. While the business plan is visually appealing, the type of business that is proposed is not valued in our community.

In my humble opinion, this business will not increase the overall appeal of the neighbourhood, rather it will decrease its appeal. As an example, there are often

patrons lining up outside of Jethro's Fine Grub (3420 Dunbar Street), and the smell from the proposed business, especially if people are smoking outside (even more than 30 metres from its entrance) will be a nuisance, and will likely decrease the number of clientele at Jethro's.

As well, our children will likely be walking past the proposed business to go to Lord Byng Secondary School, and although they will not be of legal age to purchase this particular product, making it accessible to others who are of legal age in our neighbourhood is not something that we desire.

Thank you for considering my input.

s.22(1)

A large grey rectangular redaction box covers the majority of the page content below the signature line.



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Notice of Development Application for 3422 Dunbar Street  
**Date:** Wednesday, May 31, 2017 10:26:09 PM  
**Attachments:** [Dunbar Application.docx](#)

---

May 31, 2017

CITY OF VANCOUVER  
ATTN: Kyle Pringle, Project Coordinator

RE: Notice of Development Application DP-2017-00207 3422 Dunbar Street

Dear Mr. Pringle,

We are providing you with our comments of the above development application. The following is stated by the Government of Canada's Department of Justice:

Federally, cannabis remains a schedule 2 drug under the controlled drug and substance act and unless otherwise regulated for production and distribution for medical purposes is subject to offences under that act. Possessing and selling cannabis for non-medical purposes is still illegal everywhere in Canada.

Unlicensed sellers, storefront operations selling cannabis commonly know as "dispensaries" and "compassion clubs" are not licensed by Health Canada under current law and are illegal. They are supplied by illegal growers and sell untested, unregulated products that may be unsafe and of particular risk to children.

There are public health and safety risks that are associated with cannabis use, including its effects on the mental development of young people and illicit profits that support criminal organizations. Until cannabis laws change, and strict regulations and restrictions are put in effect, local police authorities will continue to address illegal cannabis possession and sales.

Should the proposed Cannabis Act become law in July 2018, the affect this retail sale through a "Compassion Club" or "Retail Dispensary" illegal or not is not suited for the Dunbar Community either at the proposed 3422 Dunbar street location or anywhere in the Dunbar area. There is currently limited C-2 commercial properties on the Dunbar corridor and having a compassion club or retail dispensary would not keep in line with all the existing retail locations providing family oriented services for every age group.

As provided on the City of Vancouver's website, there are currently over 50 medical marijuana related retail dealers and compassion clubs **operating without the city of Vancouver's permission** and are subject to enforcement. There are 10 locations in Vancouver with permits and licenses and an additional 27 that have been issued development permits. Due to the number of existing licensed compassion clubs close to this location, we don't see why users can't easily commute to either the west 10<sup>th</sup> or west 4<sup>th</sup> Compassion Clubs. With these 10 locations in Vancouver proper and an additional 27 to be opened, we don't see the need of opening another cannabis dispensary when there are already so many of them within a 2 mile radius.

We believe the following are things not considered by this applicant:

- the current and future liability of cannabis
- how this retail location will negatively impact the real estate in Dunbar
- the potential increase of crime as a result of the nature of the product and cash on hand
- the higher police presents
- the health and safety issues of the increase and consolidation of users in the area outside the location
- promoting and advertising
- the interference to the existing businesses within the vicinity of community established businesses
- regard to the livability of neighboring residents
- the social impact to the youth that frequent near this location

All of these contribute to the main reason this applicant is ignoring the needs of the Dunbar community.

Thank you for allowing me to voice our concern as a <sup>s.22</sup>(1) year Dunbar resident.

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar Street  
**Date:** Thursday, June 01, 2017 1:18:13 PM

---

Hi Kyle

I'm writing as a s.22(1) 3422 Dunbar Street. I recently received notice of a development application to change the use of this commercial unit to Medical Marijuana Use.

I'm opposed to having this type of business in a residential neighbourhood. s.22(1) frequently walk through this neighbourhood - it's close to our local Dairy Queen that I let s.22(1) walk to alone. We walk our dog around here and we do business with local vendors along this street.

The proposal for this marijuana shop is for it to be open 10am - 9pm everyday which means that there will be pot users frequenting it all the time. This will hurt neighbouring businesses as well as discourage families from using services from neighbouring vendors.

Regards

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development Application DP-2017-00207-MMRU  
**Date:** Thursday, June 01, 2017 10:18:27 PM  
**Attachments:** [DP-2017-00207-MMRU.docx](#)

---

Dear Mr. Pringle,

Please see the attached letter regarding the Notice of Development application at 3422 Dunbar St.

Thank you,  
s.22(1)

June 1, 2017

City of Vancouver, Director of planning  
City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC  
V5Y 1V4

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

Dear Mr. Pringle:

Re: Notice of Development Application  
3422 Dunbar Street  
DP-2017-00207-MMRU

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Thank you for inviting feedback on the proposed development as listed above.

I would like to take this opportunity to express my hope that the above application will not be granted.

I have been a member of the Dunbar community for several years and have a <sup>s.2</sup><sub>s.2(1)</sub> year-old <sup>s.22(1)</sup> who currently attends Lord Kitchener Elementary and will continue on to Lord Byng High School <sup>s.22(1)</sup>

Our family often frequents the businesses and restaurants in the area of the proposed development.

I am very concerned about the proximity of this proposed development to the many places that the children in our neighborhood gather.

In the immediate vicinity are Lord Kitchener Elementary, Lord Byng High School, Kumon Math and Reading Center as well as a Dairy Queen. Within 1.5 kilometers are located 4 other elementary schools, Dunbar Community Center and Chaldecott Park.

While we all certainly welcome new businesses, this is very much a family oriented community and the type of business proposed in the above application is simply not valued in our community.

Thank you for your time in considering our concerns.

<sup>s.22(1)</sup>



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar. Weed Store  
**Date:** Friday, June 02, 2017 4:13:02 PM

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Kyle,

The City of Vancouver seems to have legalized the sale of M by allowing its retail sale to almost anyone. Down the street from us on Broadway there is a M store on practically every block. We do not need or want one of these stores at this location, a family oriented neighbourhood. Hundreds of school kids pass this location every school day. There is a dairy Queen six buildings away. What message would you be sending them. If you find a way to break the law its OK? The city has also built a building at 16th and Dunbar and filled it with people with big problems and though promised otherwise this has caused many problems for the neighbourhood. On top of what these people are already on they do not need ready access to another mind altering drug. BAD IDEA

s.22(1)

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](mailto:kyle.pringle@vancouver.ca)  
**Cc:** s.22(1)  
**Subject:** Notice of Development Application: 3422 Dunbar Street. DP-2017-00207 – MMRU  
**Date:** Saturday, June 03, 2017 6:59:47 PM  
**Attachments:** [MMRU Leaves Letter to City Planning.docx](#)

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June 3, 2017

City of Vancouver, Director of Planning

City Hall

453 West 12<sup>th</sup> Avenue

Vancouver, BC

V5Y 1V4

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

Dear Mr. Pringle:

**Re: Notice of Development Application**

**3422 Dunbar Street**

**DP-2017-00207 – MMRU**

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We are writing to this letter to advise you of our views on this application. We are hopeful that this application will be refused.

We have grown up in the Dunbar area for approximately s.22(1) years, and are now raising a family in the Dunbar area. We have s.22(1) children who attend Lord Kitchener Elementary and will continue their schooling at Lord Byng Secondary School. They often frequent the area of the proposed development. They visit the restaurants in the area as well as the other businesses. They ride their bicycles on their own to attend s.22(1) they visit Dairy Queen for an ice cream after a game, and they visit HomeHardware to purchase supplies for growing our backyard garden and



building school projects. We have concerns regarding the proximity of this proposed development to the areas which children in our neighbourhood gather.

Specifically this address is:

55 metres from Dairy Queen at 3380 Dunbar Street

150 metres from Kumon Math and Reading Centre

700 metres from Lord Byng Secondary School

750 metres from Lord Kitchener Elementary School

1.0 km from Queen Elizabeth Elementary School

1.3 km from Carnarvon Elementary School

1.4 km from Bayview Elementary School

1.5 km from Queen Elizabeth Annex Elementary School

1.4 km from Dunbar Community Center

1.2 km from Chaldecott Park

We have discussed this application with our neighbours and have reviewed the proposed architecture diagrams, the operational letter and the website of *Leaves of Zazie Dispensary*. The type of business that is proposed is not valued in our community.

In our opinion, this business will significantly decrease the overall appeal of the neighbourhood. As an example, there are often high school students and families enjoying ice cream outside of Dairy Queen (3380 Dunbar Street), and the smell from the proposed business, especially if people are smoking outside (even more than 30 metres from its entrance) will be a nuisance, and will likely decrease the number of clientele at many of this neighbourhood's retail businesses.

As well, our children will be walking past the proposed business to attend Lord Byng Secondary School, and although they will not be of legal age to purchase this particular product, making it accessible to others who are of legal age in our

neighbourhood is not something that we desire.

Thank you for considering our input.

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development application 3422 Dunbar  
**Date:** Sunday, June 04, 2017 12:14:50 PM

---

Hi Kyle

I'm emailing my objection to rezoning 3422 Dunbar St for medical marijuana related use. I live s.22(1) [redacted] it and it definitely isn't the right place for it. There are so many children (1) [redacted] in our neighbourhood & to have it right across the street from a liquor store and next to the mental housing doesn't seem like an ideal location. Also there's Lord Byng High school and Kitchener elementary school in very close proximity. I am really hopeful the city will use common sense and reject the application.

Thanks

s.22(1) [redacted]

-- Sent from my mobile device --

**From:** [s.22\(1\)](#)  
**To:** [Pringle, Kyle](#)  
**Subject:** Development Application 3422 Dunbar St.  
**Date:** Sunday, June 04, 2017 12:46:26 PM

---

Attn: Kyle Pringle

I am writing in strong opposition to the May 19, 2017 conditional development application (SP-2017-00207) for **3422 Dunbar St.** CMGT Construction has applied for rezoning to allow a Medical Marijuana facility.

I live in [s.22\(1\)](#) and teach at a local high school (West Point Grey Academy) and I do not believe that this type of business has any place in this area. The proximity of this proposed facility to the current social housing project at 16<sup>th</sup> and Dunbar (which houses some residents with addictions issues and/or mental illnesses) seems to be a particularly poor fit.

Please add my voice to the opposition to this project.

Thank you.

[s.22\(1\)](#)



**From:** s.22(1)  
**To:** Pringle, Kyle  
**Cc:** s.22(1)  
**Subject:** DP-2017-00207  
**Date:** Sunday, June 04, 2017 1:39:50 PM

---

Mr. Gil Kelley, General Manager of Planning  
Mr. Kyle Pringle, Project Coordinator  
City of Vancouver

Dear Mr. Kelley and Mr. Pringle,

We are s.22(1) of Dunbar Street, since s.22(1). We are writing to express our strong opposition to the proposed development application for 3422 Dunbar Street, to use this commercial/retail space for the sale of medical marijuana. (DP-2017-00207)

This location is close to numerous schools. Lord Byng High School is only 4 blocks away, and the Byng students frequently visit the Dairy Queen, Tim Horton's, Domino's, Jethro's, and other shops and restaurants on the 3300 and 3400 blocks of Dunbar St. Three elementary schools are nearby: Queen Elizabeth and Jules Quesnel Elementary Schools are each 5 blocks away, and Lord Kitchener Elementary is 6 blocks away. The 3400 block of Dunbar Street is a thoroughfare for minors and their families, throughout the day and into the evening. This is a family neighbourhood. Teens in the neighbourhood often use the bus stops on the 3300 and 3500 blocks, and will have reason to pass the 3422 storefront on a daily basis, to and from school and other activities of all kinds.

A transitional housing facility, including recovering addicts, is located two blocks away, at 3210 Dunbar. A BC Liquor Store is situated at 3463 Dunbar, across the street from the proposed location, and it is already a problematic congregating space for a noticeably growing number of persons who are struggling with addiction and who loiter all around the Liquor Store. Adding a marijuana retail facility so close to these locations is a recipe for similar and additional problems.

We and our neighbours have seen evidence of drug trafficking in the neighbouring alleys. This activity is frightening and threatening for our children, and undermines the sense of safety and security in the neighbourhood. And with the ongoing opioid crisis, this is cause for grim concern for the safety of the teens in the area, and the recovering addicts at the nearby transitional housing facility. A marijuana dispensary at 3422 Dunbar, with its back alley access, would potentially compound these concerns.

The 3300 and 3400 blocks of Dunbar Street are not especially easy venues for small businesses. Many have struggled, but the current group of businesses, mostly small restaurants, seem to be doing well, and they are contributing to a positive and pleasant neighbourhood feeling. We would like to see these businesses continue to thrive, joined by a tenant at 3422 Dunbar whose services, appearance, and reputation are good for the other businesses. I have not yet seen a marijuana dispensary that generates the same positive public energy as do restaurants and the types of other businesses in this neighbourhood. Unlike BC Liquor Stores, marijuana dispensaries are evidently not regulated with regard to their appearance or their hiring practices. They rarely generate a positive impression for passersby.

The proposal that the facility be open until 9:00 pm seven days a week is a further concern, for all the reasons described above.

We do not see how a dispensary in this location would be a positive addition to the neighbourhood in any respect, and we strongly oppose this development application.

Thank you for considering our opinion as tax payers and voters, deeply committed to the quality of life in Vancouver and in our neighbourhood.

Yours sincerely,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Medical Marijuana Unit, Dunbar St @ W18th.  
**Date:** Sunday, June 04, 2017 2:53:08 PM  
**Attachments:** [image014.png](#)  
[image015.png](#)  
[image017.png](#)  
[image018.png](#)

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I am STRONGLY against this application for this unit to be converted. We live around the corner from this short commercial block and feel this type of business is NOT suited for this neighborhood for many reasons.

First off, there is a rehab building on the corner of 16<sup>th</sup> and Dunbar. The proximity of this is questionably too close to this type of business. It makes no sense to have a liquor store, a marijuana shop and a rehab center within a 1.5 blocks of each other. With that in mind, we already have issues with the rehab guests where the police have had to be called to assist. Each time, our **S** children see what is going on in the street and have been SCARED and slightly traumatized. Our children should be able to walk outside their house without fear.

With the proximity of the liquor store, we are cleaning the front street about every 1-2 months due to broken bottles or a litter of cans. I can only imagine what will we will find if this shop opens in our neighborhood. Let's be realistic, the correlation between drugs and alcohol is strong, we must assume that we find more broken bottles and empty cans along our street.

There is also a public high school only a few blocks up 16<sup>th</sup> avenue.

Also, this is a short commercial block. I can understand a shop like this being on the south part of Dunbar from King Edward to 41<sup>st</sup> where there is ample commercial buildings and businesses (and no nearby rehab centre, liquor store or high school).

Considering all the above, my family and I are strongly against this shop opening in our neighborhood.

Thank you for considering our input with respect to this permit request.

s.22(1)

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP-2017-00207  
**Date:** Sunday, June 04, 2017 5:20:41 PM

---

Dear Mr. Pringle,

With reference to DP-2017-00207 for 3422 Dunbar Street I am opposed to the opening of a marijuana store at this location or any other on Dunbar Street. While seeking permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use, is it not true they intend to sell marijuana to the public? Is this not the definition of retailing? Do the principals of CMGT Construction Ltd have medical backgrounds? Why does the City of Vancouver continue to offer permits to sell marijuana knowing full well this is against federal law? Is this how Mayor Gregor Robinson hopes to forge a strong relationship and ensure the cooperation of the federal government with the city?

Very truly yours.

s.22(1)





**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** DP-2017-0207 - Medical Marijuana Clinic  
**Date:** Sunday, June 04, 2017 7:20:19 PM

---

Hi Kyle,

I am not sure this is the best thing for our neighborhood. Myself and my family would not like to have this type of business in our area.

Best Regards,  
s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Against medical marijuana in our neighborhood  
**Date:** Sunday, June 04, 2017 8:24:21 PM

---

Hi Kyle,

I'm the property owner of s.22(1) Vancouver BC. I am writing you regarding the notice of development application that I received. I strongly against 3422 Dunbar street changing the use from retail to Medical Marijuana related use. I've been talking to neighbors and none of us wanted to have this kind of business in our peaceful neighborhood. We would greatly appreciate it if the City of Vancouver could reject this application. Thank you.

Regards,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Response to Notice of Development application - 3422 Dunbar Street - DP2017-00207  
**Date:** Monday, June 05, 2017 7:48:41 AM

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Dr. Mr. Pringle,

My husband and s.22(1) live at s.22(1) in Dunbar, s.22(1) to the proposed development site of the "Leaves of Zazie" marijuana dispensary.

s.22(1) and many, many other teens walk past the proposed location on their way to school. We strongly feel that they don't need to be offered access to pot/pot advertising every single day of the school year. The location is also very near to our neighborhood dairy queen which is a destination for families and children and is already across the street from a liquor store. It is also right by the pizza place which huge numbers of teens walk to at lunch to get a slice of pizza. It's just the wrong spot for another pot shop.

Many thanks,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** Objection to Development Application: 3422 Dunbar Street  
**Date:** Monday, June 05, 2017 9:15:42 AM

---

Dear Mr. Pringle,

I would like to voice my objection to the development of a Medical Marijuana facility at 3422 Dunbar Street. The residents of this neighborhood already deal with issues of vagrancy, drunkenness and vandalism which can be attributed to the close proximity to the liquor store located on Dunbar Street between 18th and 19th Avenues. Adding marijuana to the mix will only accentuate the issues. s.22(1) is regularly subjected to the noise of drunken young adults and our cars are keyed while they drink in the neighborhood late into the night. Please do not add marijuana as well. In addition, the location is on a major walking route home from Lord Byng high school, and is close to a Dairy Queen frequented regularly by families and children. Do we really need to have our kids walking by a pot shop every day home from school or when they are going to DQ for an ice cream? I don't know if you have children, but would that be something you would want for your children?

Best regards,

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** RE: DP-2017-0207 - Medical Marijuana Clinic  
**Date:** Monday, June 05, 2017 10:04:26 AM

---

Dear Kyle,

Our family is strongly opposed to having a medical marijuana clinic on Dunbar Street. The Dunbar community is full of children and this would not be in the best interest for our community in regards to safety and what it teaches our children about drug use.

Thank you,

s.22(1)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Cc:** [Lade, Camilla](#); [Kelley, Gil](#)  
**Subject:** 3422 Dunbar Street - DP-2017-00207 - Medical Marijuana Related Use Permit  
**Date:** Monday, June 05, 2017 4:48:05 PM

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Kyle Pringle, Project Coordinator  
City of Vancouver

Dear Mr Pringle,

I am writing to add my voice to the public consultation process for this permit application. Specifically, this refers to DP-2017-00207: an application by CMGT Construction Group Ltd to change the use of the building at 3422 Dunbar Street from retail to medical marijuana related use. I could not be more opposed to this application and I submit to that this application must be rejected.

I accept that medicinal marijuana is an important drug for many who suffer from chronic pain or other medical conditions that science has not found a way to treat effectively in a more traditional manner. I am fully in favour of the creation of a regulated facility to provide patients of this type with the medicine they need. This is not that, and the City is fully aware of the differences.

### **Opposition Based on Location**

The proposed location is in the heart of a residential neighbourhood. While it is close to one exclusive medical clinic, it is not close to any hospital. It would make sense to have such a facility near the places where true medical marijuana patients go to receive their prescriptions. This is clearly not a location of convenience for such a facility's intended clientele.

More concerning to us all is that this location is a few blocks from Lord Byng Secondary School. It is also across the street from Tim Hortons and half a block up from Dairy Queen, two places that are routinely swarming with Lord Byng students at the end of each school each day. These two places are also a preferred post-game stop for neighbourhood teens following various team sporting events: baseball or softball in the warmer months and soccer or hockey in the winter months.

Just as concerning is the fact that the proposed location is one block away from a Coast Mental Health facility called Dunbar Apartments. This facility is home to 51 adults living with mental health challenges who were either homeless or at risk of homelessness, and many of whom have successfully battled back from drug addictions.

Lastly, Jethro's Fine Grub – a hugely popular brunch spot – is right next door and does not take reservations. This means that, on most weekends, a long line up of teens, young adults, or families will be standing directly in front of or beside this marijuana shop for up to an hour while they wait

to be seated for breakfast or lunch.

### **Opposition Based on Principle**

Currently, most existing retailers of this type carry the name “medical” for the sole purpose of purporting to legitimize an illegal and unregulated drug operation. Some of these shops have in-house doctors while others have doctors available to consult via FaceTime on an iPad. I find it appalling that these doctors routinely rubber stamp medical marijuana prescriptions with very little medical review of their “patient” and almost no understanding of the drug they are prescribing. The doctor makes a generic prescription for marijuana, but the so called patient has a veritable smorgasbord of variants to choose from. It is extremely troubling to me that the College of Physicians and Surgeons has made no effort to put a stop to such bogus diagnoses.

There are so many different variants of marijuana, both in its pure form and in its various derivatives, including hash oil and edible forms. The countless varieties of the plant deliver vastly different levels of THC (from 3% to 20%), and the delivery method adds a whole new layer of variation with some oils containing up to 60% THC. When this drug is added to chocolate bars, gummies, or other edible forms, the manufacturing process has been found to be inconsistent resulting in a very significant deviation in potency within the same product – sometimes within the same chocolate bar.

We often see the argument that pot is no worse than alcohol. I have never tried pot, so I am not really in a position to say whether that is true or not. What I do know is that alcohol is highly regulated. Manufacturers of alcoholic beverages must meet rigorous standards to ensure that alcoholic content is consistent. Every product must declare the percentage of alcohol on the label. You might recall in March that Georgian Bay Gin Company had to recall 654 bottles of its vodka when it was discovered that its alcohol content was double the advertised amount. Every time we go to the liquor store, we are witness to aggressive enforcement measures imposed on liquor retailers to ensure they are not selling to minors. This enforcement comes with the threat of fines and closures. In short, the regulatory oversight regarding the manufacture, marketing, distribution, and sale of alcoholic beverage has taken decades to reach the levels we now see. The same can be said for drug manufacturers, drug distributors, and pharmacies. None of these safeguards have been established for marijuana because until recently, it has been unnecessary to do so since the product has been illegal.

If marijuana is truly being sold as a medicinal drug available only by prescription (as has been asserted by retailers and as has been legislated by federal law), then why is this the only such drug not restricted to sale by pharmacies?

### **Legalization**

We have also heard many say that Prime Minister Trudeau campaigned on the promise of legalization. The Federal Liberals have assured us that legislation is coming to legalize marijuana. So why should we care that medical marijuana shops and doctors are flouting federal laws when

these laws won't be around much longer anyway? The answer is simple. The federal government will not legalize marijuana until laws, regulations, and standards can be established to ensure that the manufacture, distribution, marketing, and sale of marijuana are made safe. As one small example, I understand that law enforcement agencies are working on technology to create breathalyzer-type devices to detect THC. It will take more time before the regulatory infrastructure is in place to handle legalization.

## **Conclusion**

This is the wrong place and the wrong time to open a medical marijuana shop. The City of Vancouver must establish much more aggressive controls to make such retailers safe before issuing business licenses to this marijuana retailers. A \$30,000 cash grab licensing fee will do nothing to keep our children and young adults safe. Also, Vancouver must develop a more strategic plan for locating these facilities. A 300 m buffer zone for schools and neighbourhood houses is not adequate. The site might be just over 300 m from Lord Byng Secondary, but it is less than 100 m from the Tim Hortons and Dairy Queen where many of those students will be 10 minutes after school is out.

If the public outcry is not enough to turn aside this application, then I would at least hope that the good neighbour agreement that the proponent is required to sign will include an effective plan for ensuring proper vetting of prescriptions. Businesses of this type should not be allowed to be affiliated with doctors for the purpose of facilitating easy prescriptions. The retailer applies unethical pressure on the doctor, who then finds him/herself in a conflict of interest. It is an unscrupulous business model that makes a mockery of the medical profession.

One additional concern I have is with the public notice posted in regard to this application. The notice lists CMGT as the proponent, but I doubt that CMGT is opening a medical marijuana shop in our neighbourhood. Rather, I presume that CMGT is the contractor hired by the true proponent, who's name is not mentioned in the notice. I strongly believe that all notices issued for the purpose of informing the public of a development permit application should list the name of the owner. The proponent should not be permitted to hide behind his contractor/agent.

Based on the foregoing, I respectfully ask that the City reject this development permit application.

Yours truly,

s.22(1)





# NOTICE OF DEVELOPMENT APPLICATION

3422 Dunbar Street  
DP-2017-00207



May 19, 2017

CMGT Construction Group Ltd. 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:

- floor area of approximately 748 sq. ft.; and
- operating hours of 10:00 a.m. to 9:00 p.m. every day of the week.

Under the site's existing C-2 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 **June 5, 2017**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Kyle Pringle**, Project Coordinator at **604.873.7088** or [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)

**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** No to DP-2017 00207  
**Date:** Monday, June 05, 2017 9:30:23 PM

---

Hello Mr. Pringle

RE: Development Permit Application for Retail Marijuana  
3422 Dunbar Street  
Vancouver Bc

I am a long-term Dunbar resident and I strongly oppose having a retail marijuana store here.

This is a family friendly, quiet and safe neighborhood.

The traffic and noise this would create morning, noon and night would be unacceptable and very disruptive.

The regulation of the marijuana industry is in its early stages and I have concerns about the professional background of who is operating this type of business and dispensing this drug.

I've attached a link to a new story where a marijuana store in Vancouver was robbed at gunpoint.

<http://bc.ctvnews.ca/gunpoint-pot-shop-robbery-caught-on-camera-1.3122864>

I am also concerned about this type of store being near to the support housing facility at 16<sup>th</sup> and Dunbar seems to be very ill considered. There are already a large number of businesses of this nature along 4<sup>th</sup> or Broadway for those who are genuinely in need of this product.

Thank you for the opportunity to provide feedback.

s.22(1)



**From:** s.22(1)  
**To:** Pringle, Kyle  
**Subject:** No to DP-2017 00207  
**Date:** Monday, June 05, 2017 10:02:01 PM

---

Dear Mr Pringle

I am adding some comments to the message s.22(1) sent to you below. s.22(1) and I were fortunate to be born and grow up in this neighbourhood- we both attended Lord Kitchener, Lord Byng, and UBC. We also were able to s.22(1) and, thankful for a zoning change, added. Laneway house that s.22(1) calls home. s.22(1) be attending UBC next year.

We have a tremendous stake in this neighbourhood, as well as context and history.

Placement of this facility would be a grievous error of judgement and detrimental to the neighbourhood

As s.22(1) mentioned, there are facilities nearby with recovering addiction victims.

There are several schools nearby, and increasing traffic congestion on Dunbar with increasing bicycle car and pedestrian conflicts. I believe this would be detrimentally impacted.

There are also other businesses nearby that I know object. There are vacant premises in the building that good decent businesses have been rejected - because the building owners were mired in estate legal battles and the money wasn't enough to overcome that. I guess it is now!

This type of business is in its infancy and federal legislation has not yet caught up with the commercial enterprises that have been allowed to operate in Vancouver.

s.22(1) mentioned the introduction of crime risk into the neighbourhood associated with this. That is 100% valid. Is that something you want to accomplish? I know it isn't and hope you will take the opportunity to reject this application based on neighbourhood feedback

I'm happy to discuss or meet you in person to discuss further and sincerely thank you for reading my email

s.22(1)  
Proud Dunbar resident and tax payer

Hello Mr. Pringle

RE: Development Permit Application for Retail Marijuana  
3422 Dunbar Street  
Vancouver Bc

I am a long-term Dunbar resident and I strongly oppose having a retail marijuana store here.

This is a family friendly, quiet and safe neighborhood.

The traffic and noise this would create morning, noon and night would be unacceptable and very disruptive.

The regulation of the marijuana industry is in its early stages and I have concerns about the professional background of who is operating this type of business and dispensing this drug.

I've attached a link to a new story where a marijuana store in Vancouver was robbed at gunpoint.

<http://bc.ctvnews.ca/gunpoint-pot-shop-robbery-caught-on-camera-1.3122864>

I am also concerned about this type of store being near to the support housing facility at 16<sup>th</sup> and Dunbar seems to be very ill considered. There are already a large number of businesses of this nature along 4<sup>th</sup> or Broadway for those who are genuinely in need of this product.

Thank you for the opportunity to provide feedback.

s.22(1)

A large grey rectangular redaction box covers the majority of the text in this block, starting below the word 's.22(1)' and extending to the right and down.

**From:** s.22(1)  
**To:** Pringle, Kyle  
**Subject:** Dunbar and W18th Dispensary application  
**Date:** Tuesday, June 06, 2017 8:07:41 AM

---

Dear Mr. Pringle,

We are writing this letter in opposition to the change of use application of this property?

We don't oppose access to this "medicine", however, we do not believe that this business will serve the neighborhood.

That area already has a halfway house and a liquor store close by, and I'm concerned about what kind of atmosphere this will foster.

This is a low density family neighborhood and this business is not going to increase foot traffic or create an environment conducive to developing a nexus of complementary businesses that serve the neighborhood, or help draw customers to nearby businesses.

There is no need for this business to be at this location. There are plenty of alternatives close by on West Broadway.

They are within walking distance and well served by transit should those needing this "medicine" be too ill to walk.

There are not many shops in that area and we're afraid that it would dominate that block.

There are other much higher density areas, e.g. Kerrisdale, that to my knowledge do not have a dispensary where adding such a business would not stand out and would serve many more people.

Kind regards,

s.22(1)



**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Date:** Tuesday, June 06, 2017 9:50:58 AM

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Dear Mr. Pringle,

This is a letter to voice my disapproval of the proposed marijuana dispensary at 16th and Dunbar st. I have s.22(1) children who frequently walk by the businesses in this block and I feel that their exposure to this kind of activity at such an impressionable age is inappropriate.

I am hopeful that the city will reconsider the placement of this business.

Sincerely,

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** Pringle, Kyle  
**Subject:** "Leaves of Zazie" Pending Medical Marijuana Development Application - Dunbar St.  
**Date:** Tuesday, June 06, 2017 1:54:06 PM

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Hello, it looks like I may have missed giving input by a day. ( deadline was listed as June 5 )

I hope my input can still be considered before the date of decision. BTW, when IS the date of decision?

I am very much in favour of having this medical marijuana dispensary on Dunbar St. @ 18th. I live s.22(1), which is s.22(1) I am s.22(1) wh gets much pain, malaise and sleep relief from medical marijuana.....in fact, it is the only thing I have ever tried, s.22(1) that helps. And helps consistently, and without toxicity. (1)

Unfortunately, currently, I have to get a drive to get my medicine as I don't use a car. This is inconvenient and sometimes messes up my treatment and I go too long without medicine. And/or I get so exhausted trying to get to other locations. I am often s.22(1) and my opportunities to get medicine wax and wane which distresses me. If Leaves of Zazie is allowed to locate here I will be SO relieved.

Currently I go to Wealth on 10th avenue, which feels far away and is not convenient by transit. There is no dispensary serving Dunbar and points west from 10th south to the river (I believe). I believe you could help a lot of patients by granting this development.

When I go to Wealth, I see a lot of well-heeled people shopping there, particularly older ladies in their 60's very well-dressed! This first surprised me, but I realize that patients come in all sorts of ages and appearances and more and more medical marijuana is helping more people. I, for example, do not look like a marijuana user (for medicine) and yet I am, and this is my neighbourhood.

I am very impressed by the aesthetic, service and product at Wealth, and wish only that Dunbar had something similar. Leaves of Zazie looks like Wealth from their operational letter, describing what sounds like a quiet, professionally-run sophisticated atmosphere. Yet Zazie has so much more.

Their operational letter particularly mentions Paws of Hope, which I like so much.....I once did s.22(1) and this kind of foundation is so vital and so heart-warming. That Zazie would support them impresses me. There are so many animal lovers in this neighbourhood, including dog-owners who cherish the closeness to Pacific Spirit Park to walk their dogs.

They seem very community-oriented which is a fit for Dunbar St. which does all kinds of 'festivals' and community activities throughout the seasons. That Zazie is interested in that and has plans to connect with that makes it the right choice. Wealth does not, to my knowledge, do anything like that, or help animals. Please can we have Zazie. If they are turned down now, it seems inevitable a dispensary will come eventually, later if not sooner, and maybe it won't be such a fit. So please can we have them?

I promise, I am not a friend or associate of Zazie.....I know nothing about them other than seeing the development application notice in the window last time I had breakfast at Jethro's. However, I have used various dispensaries in the past few years in Toronto, Guelph and now Vancouver, and I know there is a spectrum — this looks to me like a good one, and I would love to have it near. This would change my life, and likely that of others living along Dunbar and nearby.

Thank you for considering my strongly-felt thoughts and hopes, and I hope my views are helpful. I am open to being contacted if I can offer any other first-hand information as a medical marijuana patient and consumer.

Best regards,  
s.22(1)

s.22(1)





**From:** s.22(1)  
**To:** [Pringle, Kyle](#)  
**Subject:** opposition to development permit application DP-2017-00207 for 3422 Dunbar  
**Date:** Tuesday, June 06, 2017 9:47:43 PM

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Dear Mr. Pringle

I am writing to oppose the development permit application DP-2017-00207 for a medical marijuana retail outlet to be located at 3422 Dunbar.

I believe it is incompatible with the neighbourhood including the following

- . a neighbourhood where many young families reside
- . a neighbourhood where many seniors reside
- . a supported housing project two blocks to the north, where many struggle with addiction issues

People in the neighbourhood generally wish to live their lives quietly, raise their children, live quality senior years.

I believe the change in zoning and the proposed business would adversely affect the neighbourhood and attract crime.

Thank you for your consideration.

Sincerely,

s.22(1)



**From:** s.22(  
**To:** [Pringle, Kyle](#)  
**Subject:** 3422 Dunbar Street - DP - 2017-00207  
**Date:** Wednesday, June 07, 2017 8:46:12 AM  
**Importance:** High

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Dear Kyle,

I understand that the CMGT Construction Group Ltd. has applied to the City of Vancouver for permission to change the commercial unit at 3422 Dunbar Street from Retail to Medical Marijuana Related Use.

As a s.22(1) I am disheartened to learn that the city would consider such an establishment to be approved in a young family-friendly neighborhood. I grew up in this neighborhood and never had to deal with issues of vandalism, theft or intoxicated persons until the supportive housing unit was opened at 16<sup>th</sup> & Dunbar a few years ago. Since the opening of the supportive housing, our community has had to deal with the increase sounds of sirens, theft (our cars being broken into), keying of our cars, people trespassing through our backyards taking items etc. It seems to be on an increase unfortunately.

My concern is for the safety of s.22(1) and the kids who walk passed 3422 Dunbar street on route to/frm school on a daily basis (without parents) and the neighborhood kids who play on the boulevard after school and in the early evening. I feel that with this new type of retailer, our neighborhood will transform into a community where our children feel less safe to roam and play freely as children have a right to do especially with summer holidays fast approaching.

I feel with a supportive housing unit present on 16<sup>th</sup> & Dunbar and now possibly a marijuana retailer @ 18<sup>th</sup> & Dunbar, the city must consider the safety and vulnerability of the children and families in the neighborhood rather than support a marijuana retailer who can easily afford to pay the rent. Please support more family-friendly retailers to move into the Dunbar retail spaces to keep our community and kids safe.

Best regards,

s.22(1)

**From:** s.22(1)  
**To:** Pringle, Kyle  
**Cc:** s.22(1)  
**Subject:** Notice of Developemnt Application 3422 Dunbar Street DP-2017-00207  
**Date:** Wednesday, June 07, 2017 9:32:44 AM

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Good afternoon Mr. Kyle Pringle,

Hope this message finds you well.

I understand that The City of Vancouver is considering a Developemnt Application 3422 Dunbar Street DP-2017-00207 (see attached) from CMGT Construction Group Ltd. for permission to change the use of this existing commercial unit from Retail to Medical Marijuana Related Use. This application is "conditional."

This would have a huge NEGATIVE impact on our beloved Dunbar neighbourhood especially where this location is at such close proximity to so many schools like Lord Kitchener Elementary School, Lord Byng Secondary, Queen Elizabeth Elementary and the list goes on and on...including a music academy, university and school placement business, there are just so many children related facilities to list them all in this e-mail.. We also have Kumon Math and Learning Centre as well as a Music and Ballet school nearby with young and highly impressionable students and pupils directly exposed to the medical marijuana dispensary. The lifestyle as we longtime Dunbar residents have known and loved would become a fond but distant memory if this development application is to become our reality and allowed by The City of Vancouver, Director of Planning.

If I may, I would also like to share with you my over s. years working as a drug and alcohol addictions counsellor. I have learned from working at s.22(1) 22 that marijuana is well known to be a gateway drug that leads to other addictions, crime, violence and other addictive behaviours that are not conducive to a safe environment for a residential, family oriented community.

These blocks see heavy traffic from our local school children who would frequently visit on a daily basis to have lunch and gather with friends after school. We of course have numerous local service providers and amenities like the Dunbar Community Centre that draws many visitors every day and would find their safety threatened by the presence of a medical marijuana dispensary so close to, shall we say, my dentist, my accountant, my insurance agency...etc. In summary, I am not convinced this is the best location for a medical marijuana related operation.

I sincerely hope that I have made myself clear to you regarding our opposition. Please feel free to contact me s.22(1) by telephone or e-mail should you have any questions or concerns. I welsome the opportunity for further discussion.

Have a wonderful day! Thank you very much for reading my earnest plea.

s.22(1)

s.22(1)



**From:** s.22(  
**To:** [Pringle\\_Kyle](mailto:Pringle_Kyle)  
**Subject:** Re: No to DP-2017 00207  
**Date:** Wednesday, June 07, 2017 4:02:27 PM

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Thank you Kyle

I'm sympathetic to those with legitimate need of this product, but especially in the formative years, feel strongly such retailers should be located further from single family neighbourhoods near schools etc

There are some more suitable options for the retailer on the Broadway corridor or west 4th in the kits commercial area

Thanks

s.22(1)

Sent from my iPhone

On Jun 7, 2017, at 8:43 AM, Pringle, Kyle <[Kyle.Pringle@vancouver.ca](mailto:Kyle.Pringle@vancouver.ca)> wrote:

Hi s.22(1)

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

Regards,

Kyle Pringle

Project Coordinator - Development Review Branch  
Development, Buildings, and Licensing - City of Vancouver

West Annex at City Hall, 515 West 10<sup>th</sup> Avenue

*phone* (604)873-7088

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

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**From:** s.22(1)  
**Sent:** Monday, June 05, 2017 10:02 PM  
**To:** Pringle, Kyle  
**Subject:** No to DP-2017 00207

Dear Mr Pringle

I am adding some comments to the message s.22(1) sent to you below. s.22(1) and I were fortunate to be born and grow up in this

neighbourhood- we both attended Lord Kitchener, Lord Byng, and UBC. We also were able to s.22(1) and, thankful for a zoning change, added. Laneway house that s.22(1) calls home. s.22(1) be attending UBC next year.

We have a tremendous stake in this neighbourhood, as well as context and history.

Placement of this facility would be a grievous error of judgement and detrimental to the neighbourhood

As s.22(1) mentioned, there are facilities nearby with recovering addiction victims.

There are several schools nearby, and increasing traffic congestion on Dunbar with increasing bicycle car and pedestrian conflicts. I believe this would be detrimentally impacted.

There are also other businesses nearby that I know object. There are vacant premises in the building that good decent businesses have been rejected - because the building owners were mired in estate legal battles and the money wasn't enough to overcome that. I guess it is now!

This type of business is in its infancy and federal legislation has not yet caught up with the commercial enterprises that have been allowed to operate in Vancouver.

s.22(1) mentioned the introduction of crime risk into the neighbourhood associated with this. That is 100% valid. Is that something you want to accomplish? I know it isn't and hope you will take the opportunity to reject this application based on neighbourhood feedback

I'm happy to discuss or meet you in person to discuss further and sincerely thank you for reading my email

s.22(1)

Proud Dunbar resident and tax payer

Hello Mr. Pringle

RE: Development Permit Application for Retail Marijuana

3422 Dunbar Street  
Vancouver Bc

I am a long-term Dunbar resident and I strongly oppose having a retail marijuana store here.

This is a family friendly, quiet and safe neighborhood.

The traffic and noise this would create morning, noon and night would be unacceptable and very disruptive.

The regulation of the marijuana industry is in its early stages and I have concerns about the professional background of who is operating this type of business and dispensing this drug.

I've attached a link to a new story where a marijuana store in Vancouver was robbed at gunpoint.

<http://bc.ctvnews.ca/gunpoint-pot-shop-robbery-caught-on-camera-1.3122864>

I am also concerned about this type of store being near to the support housing facility at 16<sup>th</sup> and Dunbar seems to be very ill considered. There are already a large number of businesses of this nature along 4<sup>th</sup> or Broadway for those who are genuinely in need of this product.

Thank you for the opportunity to provide feedback.

s.22(1)

A large grey rectangular redaction box covers the majority of the text in this block, starting below the word 's.22(1)' and extending to the right and down.

**From:** s.22(1)  
**To:** Pringle, Kyle  
**Cc:** s.22(1)  
**Subject:** marijuana dispensary Dunbar St  
**Date:** Wednesday, June 07, 2017 10:32:21 PM

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Dear Mr Pringle

I am writing in opposition to the marijuana shop that has applied to locate on Dunbar Street near 18th Ave. From the outset, I would like to make it clear that if the shop had asked to be located between 37th and Dunbar and 41st and Dunbar I would personally have had no objection to that location. Therefore I feel it is important to explain why I object to its proposed location on Dunbar.

The location requested is too close to the following schools:

Lord Kitchener Elementary  
Jules Quesnel Elementary  
Lord Byng Secondary

other schools in the area that might be impacted include:

St Georges' Independent Schools (both elementary and secondary)  
Queen Elizabeth Annex Elementary School  
Queen Elizabeth Elementary School

I recognise that the current 'rule' is that a marijuana shop should not be located closer than 300 meters from a school. However, we live in a 'multi-modal' city. We encourage our citizens to walk, bike and use transit. By all of these methods, this location is easily accessible to underage youth during school hours and vulnerable adults at any time. Using transit, both the number 25 King Edward to UBC and the 7 Dunbar/Nanaimo through the DTES interconnect at this stop. Children from these schools can access this location during school hours. From 37th and Dunbar they could not.

On Thurs 1 June I happened to be waiting at the 18th/Dunbar stop at 12:15-12:30 pm where I witnessed no less than 15 students from Lord Byng buying their lunch at the Pizza and Grill, a local fast food establishment. The students I saw were on the street but the shop was also full of more students waiting for their orders to be filled. Please note that it is common VSB policy to allow all secondary students can leave school at lunch time. Grade 7 elementary students also have permission to leave school grounds during lunch time. This establishment is further than 300 meters from Lord Byng but easily accessible to students during school hours.

At 17th and Dunbar is the Dunbar Residence. This provides housing for vulnerable adults with mental health or addiction issues who have been clean and sober for 90 days. There is a zero tolerance rule in effect. The Dunbar Community has worked hard bring this community to this neighbourhood and will continue to work to house and keep this community here. These are among the most vulnerable citizens in our community and I believe it is our responsibility to speak to protect them from harm wherever possible.

The reasons for the marijuana shop wishing to locate at 18th and Dunbar are precisely the same reasons as mine are for not wanting this business to locate here. Their target market is clearly vulnerable teens and vulnerable adults in our community.

Thank you for your attention.

s.22(1)





# NOTICE OF DEVELOPMENT APPLICATION

**3422 Dunbar Street**  
**DP-2017-00207**



May 19, 2017

CMGT Construction Group Ltd. 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:

- floor area of approximately 748 sq. ft.; and
- operating hours of 10:00 a.m. to 9:00 p.m. every day of the week.

Under the site's existing C-2 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 **June 5, 2017**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Kyle Pringle**, Project Coordinator at **604.873.7088** or [kyle.pringle@vancouver.ca](mailto:kyle.pringle@vancouver.ca)