

File No.: 04-1000-20-2017-462

December 7, 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 November 20, 2017 for:

**Responses from the neighbourhood regarding a MMRU application at 2633 and 2637 Commercial Drive. Notifications were sent on October 27, 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 (#04-1000-20-2017-462); 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



Concerned Homeowners of  
1300 – 1600 East 11<sup>th</sup> Avenue  
Vancouver, BC

November 14, 2017

Claudia Hicks  
Project Coordinator  
City of Vancouver Planning Department

via email: Claudia.hicks@vancouver.ca

**Re: DP-2017-01031 Change of use of 2633 and 2637 Commercial Drive to Medical Marijuana-Related**

Dear Claudia Hicks:

We, the undersigned, are in strong opposition to this application.

There are currently 4 other medical marijuana locations within a 5 block radius that we are aware of, not including Eggs current location.

- BC Pain Society is 0.2km away at 2908 Commercial Drive
- BC Compassion Club Society is 0.3km away at 2995 Commercial Drive
- Canna Clinic – Commercial is 0.4km away at 2223 Commercial Drive
- MMJ Canada Kensington is 0.7km away at 1290 East 12th Ave

This location is only 0.6km from Queen Alexandra Elementary School which has a large proportion of vulnerable families. It is also 0.3km from Stratford Hall Independent School. These students are often found finding lunch in the Commercial Drive skytrain area as well as before and after school. It is also located just off the 10<sup>th</sup> Avenue bikeway which is heavily used by students heading to other in catchment schools such as French immersion at Laura Secord and Vancouver Technical Secondary.

The location is next door to a pawn shop/high interest lender and a block away from Vancouver's largest skytrain station, a pub, and a methadone clinic. There is very limited community policing as the closest community policing centre only monitors north of the Grandview cut and the catchment policing centre is located near Joyce Skytrain. Property crime, drug deals, and overnight camping in local parks complaints are on the rise in the 1300-1600 blocks of 10<sup>th</sup> and 11<sup>th</sup> Avenues as noted by numerous neighbours and ourselves being victim to vandalism and destruction of property.

In conclusion, the area is oversaturated with locations to purchase marijuana and under equipped with resources to deter crime often associated with drug use. Please do not support this application.

Sincerely,

HOUSE NUMBER on EAST 11 <sup>th</sup>	NAME	SIGNATURE
s.22(1)	s.22(1)	s.22(1)
s.22(1)	s.22(1)	s.22(1)



[illegible]

cc: Hector Bremner - hector.bremner@vancouver.ca

Mandy So - Mandy.so@vancouver.ca

John Greer - [John.greer@vancouver.ca](mailto:John.greer@vancouver.ca)

s.22(1)

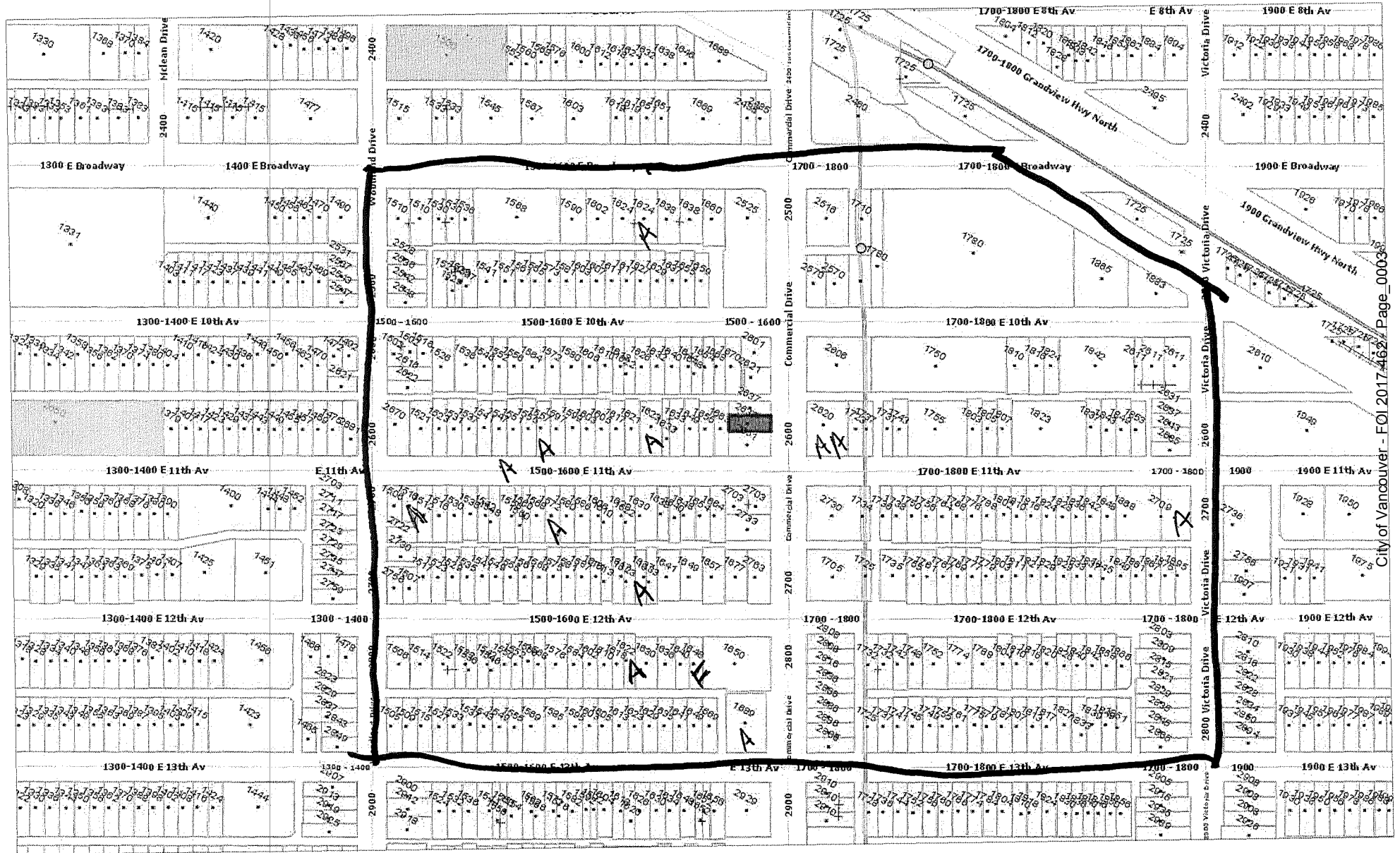
s.22(1)

s.22(1)



8.5X11

# Staff VanMap



50 0 50 100  
Meters

Scale 1: 3598

Notification Area

F = For  
A = Against.

Oct 23, 2017 09:10

## Hicks, Claudia

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From: s.22(1)  
Sent: Saturday, October 28, 2017 5:24 PM  
To: Hicks, Claudia  
Subject: DP-2017-01031

Dear Claudia Hicks, Project Coordinator City of Vancouver Planning Department,

Re: DP-2017-01031 Change of use of 2633 and 2637 Commercial Drive to Medical Marijuana-Related

We do not support this application.

There are currently 4 other medical marijuana locations within a 5 block radius that we are aware of, not including Eggs current location.

- BC Pain Society is 0.2km away at 2908 Commercial Drive
- BC Compassion Club Society is 0.3km away at 2995 Commercial Drive
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The location is a block away from Vancouver's largest skytrain station, a pub, and a methadone clinic. There is very limited community policing as the closest community policing centre only monitors north of the Grandview cut and the catchment policing centre is located near Joyce Skytrain. Property crime, drug deals, and overnight camping in local parks complaints are on the rise in the 1300-1600 blocks of 10<sup>th</sup> and 11<sup>th</sup> Avenues as noted by numerous neighbours and ourselves being victim to vandalism and destruction of property.

In conclusion, the area is oversaturated with locations to purchase marijuana and under equipped with resources to deter crime often associated with drug use. Please do not support this application.

Sincerely,

s.22(1)  
s.22(1)

Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Monday, October 30, 2017 3:39 PM  
**To:** Hicks, Claudia  
**Subject:** marijuana store

Hello, i am emailing to communicate my objection to the application at 2633&2637 Commercial Drive.  
Until marijuana is officially legal and the substances sold are properly screened under health and safety standards, I oppose this development.  
Not to mention, the only legal pot for medical purposes is sold through a on-line distributor. This means that people purchasing marijuana from this facility are using for the purposes of recreational use and getting high.  
There is no current plan to screen impaired drivers who are under the influence of marijuana. Therefore a facility like this in my neighborhood increases the risk to my families safety.  
As well, the smell of marijuana smoke is very strong and invasive to ones personal space.  
I very strongly oppose this development.

Regards,

s.22(1)

**Hicks, Claudia**

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**From:** judson wong s.22(1)  
**Sent:** Thursday, November 02, 2017 9:12 AM  
**To:** Hicks, Claudia  
**Subject:** Change in Commercial Retail to Medicinal Marijuana-Related use for 2633 & 2637 Commercial Dr.

Dear Ms. Hicks,

As a business owner in the direct vicinity of the proposed change in use for said property, I am oppose to this development application. There are already enough medicinal marijuana related shops open on the Drive and I for one cannot see the benefit it will bring to the area. This proposed change for said property is within half a block of a drug recovery program located on the east side of Commercial Drive on 11th. This area already has its share of problems and the change in use for said property would have more negative impact in our diverse community which is growing with families.

Sincerely,

Dr. Judson Wong  
205-2620 Commercial Drive

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Sent from my iPhone



## Hicks, Claudia

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**From:** Larry Gwozd s.22(1)  
**Sent:** Thursday, November 02, 2017 1:04 PM  
**To:** Hicks, Claudia  
**Subject:** 2633 & 2637 Commercial Drive DP-2017-01031

I am the president of Lori-Gay Holdings Ltd., the owner of the Lori-Gay Manor which is a 17 unit apartment building located at 1624 East Broadway. The apartment is a few hundred feet from the south-west corner of Broadway and Commercial and about 2 blocks north from the proposed medical marijuana store. Lori-Gay Holdings Ltd strongly opposes the application due to the fact that there is already a well-known large drug use problem in the Broadway and Commercial drive area. Over the last few years I have had to confront marijuana smokers and other drug users in the back parking lot and back yard of the apartment building and insist that they get off the property. They regularly go into the side-yard of the apartment building between the building and the fence, where it is hard to be seen, to smoke marijuana and inject other drugs. It has become so prevalent that I have had to build a fence and install a locked gate in the middle of my property between my back parking lot and my building entrance to keep them out. This does not stop them however from using marijuana and other drugs in the back alley and in my neighbours side yards and parkades which they do regularly. Just two days ago I saw 4 people go into the underground parking entrance of my next door neighbour's property and start smoking. The fact that I was standing there watching them did not phase them one bit. This is not only illegal, but also causes the tenants in my building, especially the single females living alone in my suites a lot of anxiety and has resulted in many complaints being made to me about it. There is no doubt that having marijuana sold in a store that is only 2 blocks from my building will only exacerbate an already intolerable situation.

In addition, there is already a medical marijuana store on the east side of the 29 hundred block of Commercial Drive which is 3 blocks south of the proposed new one. There certainly is no reason to have two marijuana dispensers within 3 blocks of each other. I am sure that anyone that has a legitimate medical problem that requires marijuana for treatment can already get it by just walking or driving the extra 3 blocks to the existing store. I suggest that marijuana stores should be treated the same as the law requiring pubs to be a reasonable distance from each other.

As a close neighbouring property that will be seriously negatively affected by any expansion of the availability of marijuana in the immediate vicinity of its apartment building, Lori-Gay Holdings Ltd, strongly opposes the proposed development permit.

Larry Gwozd  
President of Lori-Gay Holdings Ltd.

s.22(1)

## Hicks, Claudia

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**From:** Rino Moccia s.22(1)  
**Sent:** Tuesday, October 31, 2017 3:13 PM  
**To:** Hicks, Claudia  
**Cc:** Ben Lee  
**Subject:** Commercial Drive Units 2633 and 2637

Dear Ms. Hicks,

I am communicating to you on behalf of Com El Medical Centre at 2620 Commercial Dr and Strata Plan VR740 regarding the proposed change of use of the above properties to a Medicinal Marijuana-Related use.

PLEASE BE INFORMED THAT WE OPPOSE AND CHANGE OF USE OF THE ABOVE PROPERTIES AND ARE AGAINST A MEDICINAL MARIJUANA OUTLET BECAUSE IT WOULD CONTRIBUTE TO THE EXISTING PROBLEMS OF DRUG ABUSE AND THE RELATED PROBLEMS OF HOMELESSNESS, PANHANDLING, VANDALISM AND GRAFFITI THAT HAVE YET TO BE ADDRESSED FOR THE RESIDENTS AND BUSINESSES IN THE AREA.

Dr R Moccia MD on behalf of the Come El Medical Centre and Strata Plan VR740 Occupants  
2620 Commercial Dr  
Vancouver BC  
V5N 4C4  
Cel s.22(1)



Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Sunday, October 29, 2017 8:37 AM  
**To:** Hicks, Claudia  
**Subject:** Eggs Canada wants to convert 2633 & 2637 Commercial Drive

I just heard about this development and highly oppose turning these shops into medical marijuana . We currently already have 4 locations close to this area. We live on a block with 65 children on s.22(1) and s.22(1) between Commercial and Woodland. These stores bring unsavory individuals that will turn and try to sell these drugs to children. It will bring more crime to our neighbourhood. This area has two schools within a block of this proposed locations Stratford House and Queen Alexandra

I do not support this application

s.22(1)



Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Wednesday, November 08, 2017 7:17 PM  
**To:** Hicks, Claudia  
**Subject:** 2633 and 2637 Commercial Drive - DP-2017-01031

Dear Ms. Hicks,

I am writing you to express my deepest concerns with regards to the above application for Marijuana Dispensary/Store in our neighborhood.

I have been a resident of this neighborhood and community for over s.22(1) years and am currently residing at s.22(1) Avenue with my wife and s.22(1) kids.

This location is within 2 city blocks of Queen Alexandra Elementary School which is too close in my opinion. Kids will be walking and biking along 10th Avenue easily within a half block of this location.

There already has been some heated conflict in our immediate neighborhood with regards to marijuana odors wafting over to homes with families and kids.

As a s.22(1) and a former residential and commercial mortgage manager working and living here I know the Grandview area inside out and from what I can assess, there are already an overservicing of this product in it. In fact, I was an active volunteer for the s.22(1) on Commercial Drive working with s.22(1) for several years getting to know many of the merchants along the Drive.

I hope you will take into account the fact that this neighborhood has many young families with kids along with an Elementary school in close proximity to this store when making your decision to approve or disapprove.

Thank you for your time and your attention to this matter.

Sincerely yours,

s.22(1)





Hicks, Claudia

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From: s.22(1)  
Sent: Wednesday, November 08, 2017 8:36 PM  
To: Hicks, Claudia  
Subject: Re: DP-2017-01031

This email is in regards to the Development Application for Medical Marijuana use permit at 2633 & 2637 Commercial Drive.

We are vehemently AGAINST the approval of this application for the following reasons:

1. There are already multiple equivalent locations within a short distance.
2. It is on a major bike route (10th Ave) which sees many young students biking or walking to schools either at Queen Alexandra Elementary or Laura Secord Elementary
3. It is in very close proximity to the Broadway-Commercial Skytrain station (especially the 10th Ave entrance) which is already extremely busy.
4. There is a Methadone clinic a 1/2 block away
5. There is a liquor store on next block.
6. The location is beside an existing Pawn Shop which already sees a high volume of questionable customers in the vicinity.
7. The local area is already a hotbed for crime and related activity. Vandalism and theft are commonplace in this area.

On a more personal note, my s.22(1) children must walk by this location s.22(1) a day to get to and from school.

My family and I have lived at s.22(1) (s.22(1) with the applicant), and it is already a very challenging neighborhood to raise children in - they are literally scared to walk on their own along Commercial in this area. What we need in the area are businesses and services that add to the neighborhood and help build community, not fragment it further. By approving this application, I feel strongly that you will further fracture the neighborhood, reinforce even further that this area is the armpit of the city, and drive out families like ourselves and our neighbors who are fighting to rebuild a community here.

I understand that you may not have a good feel for the dynamics of the neighborhood if you don't live in the area, so if you have any questions or would like to get a local perspective, I'm happy to answer any questions you might have. I can be reached on my mobile at s.22(1)

Thank you for considering my perspective in your assessment.

s.22(1)

Hicks, Claudia

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From: s.22(1)  
Sent: Wednesday, November 08, 2017 6:33 PM  
To: Hicks, Claudia  
Subject: Development Application - 2633 and 2637 Commercial Drive - DP-2017-01031

Dear Ms. Hicks,

I am writing regarding the Eggs Canada Inc. application to the City of Vancouver for permission for interior alterations and to change the use of the existing units from Commercial Retail to a Medical Marijuana-Related use.

As a resident of the neighborhood, I am **not** in support of this application. It appears to me as though there is already a fairly strong presence of similar, related businesses in the neighborhood. Just as we don't need a cold beer and wine store every few blocks, while I am not opposed to the operation of either category of these businesses, there must be a reasonable maximum density in any neighborhood for Marijuana businesses. I do feel as though that density has already been achieved or exceeded in this area.

As a disclaimer, I am not involved in any related or similar business whatsoever, and have no financial interests that would be affected beneficially or adversely by this application's success or failure.

Kind Regards,

s.22(1)

Resident,

s.22(1)



Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Thursday, October 26, 2017 12:08 PM  
**To:** Hicks, Claudia  
**Subject:** DP-2017-01031; Notice of DA

Hello Claudia,

Just a quick note to register my support for Eggs Canada Inc. application for permission for interior alterations and to change the use of the existing units from Commercial Retail to Medical Marijuana-Related use.

I am a home owner in the area and support this commercial application to continue to serve folks within my community requiring these specific services.

Best,

s.22(1)

s.22(1)

## Hicks, Claudia

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**From:** Hicks, Claudia  
**Sent:** Monday, October 30, 2017 8:55 AM  
**To:** Hicks, Claudia  
**Subject:** FW: DP-2017-01031

Claudia Hicks  
Project Coordinator - Development Review Branch Development, Buildings & Licensing  
604.871.6083

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited

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

**From:** s.22(1)  
**Sent:** Thursday, October 26, 2017 9:54 AM  
**To:** Hicks, Claudia  
**Subject:** DP-2017-01031

Hi Claudia,

I write to you in response to the notice I received regarding the application to change 2633 and 2637 Commercial Drive into a Medical Marijuana facility.

I'm concerned about the diversity of the businesses in the area. It seems there are a lot of these type of businesses already on Commercial Drive. Off the top of my head there is one around E 13, another around E 7th and another in between. These businesses already attract people that are not always legitimately needing this service for medical reasons and I can't walk down the street with s.22(1) without being bombarded with the smell of marijuana and cigarettes as it is. My preference would be to have many different types of businesses in my neighbourhood not to have the drive become marijuana central and even less family oriented.

Thank you for your consideration.

s.22(1)

Sent from my iPhone

s.22(1)



Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Sunday, October 29, 2017 12:25 PM  
**To:** Hicks, Claudia  
**Subject:** Re: Development DP-2017-01031

Hi

I wanted to express my comment against this development application. I am increasingly concerned by the number of medical marijuana-related businesses up and down the drive. What studies have been done to show that this increased density of shops is necessary? Within a 5 block radius of this shop, there are at least 4 other such shops that are available for people.

We need more spaces for young families, not medical-marijuana.

Thank you.

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s.22(1)

University of British Columbia

s.22(1)