

File No.: 04-1000-20-2018-132

March 23, 2018

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 March 7, 2018 for:

Letters of opposition from the neighbourhood notification process related to Development Permit application for 2995 Commercial Drive.

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

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 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 (#04-1000-20-2018-132); 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 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.

:pm

From: s.22(1)

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

Date: 10/21/2016 1:27:53 PM

Subject: Comment: 2995 Commercial Drive - DE419598

Mr. Freeman,

My family oppose to this application as we think:

- 1) We already have so many such business in the city
- 2) This proposed business is very close to school and park

There are already too many marijuana related businesses in the city and with this particular application being so close to a school and park, the appearance of such business there sends a wrong message to young children that "doing marijuana" is "ok" or "cool".

My family hopes the City will disapprove application DE419598.

s.22(1)

Sent from [Mail](#) for Windows 10

From: s.22(1)
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)
Date: 10/9/2016 8:46:34 AM
Subject: DE419598: BCCCS

Dear Mr Freeman: I am writing concerning DE419598. Before submitting a response to this application, I would like to ask a few questions, as the development application is somewhat vague.

What, exactly, does it mean that the use of the site will be changed from retail store to Medical-Marijuana-Related use?

Does this mean that the BCCCS will become a pot dispensary, like the half dozen or so other dispensaries that one can find within about 10 minute walking radius of this location (including across the street in the same block, perhaps 100 metres from the school at the intersection of 14th and Commercial Drive)? Furthermore, is the current use really "retail"? If you read the operational letter from the BCCCS it says nothing about being a retail store.

Or is the conversion to medical marijuana use simply a conversion to the proper zoning for the society as it currently functions (a function I support)?

If there are no answers to these questions, then the application should be rejected until further information is provided to the public.

Thank you,

s.22(1)

From: s.22(1)

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

Date: 10/21/2016 1:06:02 PM

Subject: DE419598 (1675 E 14th)

I am writing regarding BC compassion club societies application to the city of Vancouver for permission to change the use of the existing commercial unit to medical marijuana.

As a resident of this neighborhood, I am concerned with the number of medical marijuana shops recently popping up in and around our neighbourhood after the legislation legalizing medical use. I feel that the number of marijuana shops is too great. With a number of marijuana shops being near as accessible as pharmacies, it is changing the feel and tone of the neighbourhood away from family oriented.

I had heard on CBC radio talk of prohibiting marijuana shops in zones around schools. I know that there is a school on commercial drive and I'm wondering if this application falls within that zone.

There is already a marijuana shop on commercial Drive, and I question the proximity of the two shops. I am not speaking against marijuana for medical use. What I do question is whether or not all these marijuana shops are truly being used for medical and not recreational purposes. Just as there is legislation around the number of liquor stores and access to them, I think the same at the minimum should be applied to marijuana shops.

Thank you in advance for taking these concerns into serious consideration upon review of their application.

Regards,

s.22(1)

From: s.22(1)

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

Date: 10/13/2016 8:31:53 PM

Subject: Development Application: 2995 Commercial Dr. (1675 E 14th Ave.)

Hello John.

I am writing with regards to the notice of development application for the address 2995 Commercial Drive (specifically 1675 E 14th Ave) DE419598.

My husband and I, along with our s.22(1) daughter, are residents of s.22(1) We represent a growing demographic in the neighbourhood (young families with children).

With regards to this application, I would like to take a moment to voice concern about the change of use of this location from retail store to medical marijuana-related use.

This particular location is very close proximity to several facilities specifically for children. There is the CEFA daycare site, a well used city park which attracts a large number of children and youth to the area, as well as Stratford Hall School. In light of the proposed development location being so close to areas that are frequently occupied by children and youth throughout ordinary business hours, I feel that approval of this development application is not appropriate under the circumstances.

I am unaware of the current status of any regulations as to appropriate proximity between Medical Marijuana Related Use sites and schools/daycares, etc. However, it is my understanding that such regulations are the topic of debate in other cities, provinces and federally. In my view, Vancouver has been a leader in progressive areas such as harm reduction and decriminalization/legalization of marijuana. As a medical professional, I am largely in support of such efforts and progress. I would hope that Vancouver's policies, including city planning and development rezoning, be formulated with a view to setting the benchmark for the roll-out of Medical Marijuana Related Use sites across the country.

My understanding is that federal legislation could very well result in sweeping changes to the marijuana industry in the near future, but my hope would be that Vancouver's experience in this area be considered as a viable model to emulate elsewhere. I would imagine this hope is shared by the city of Vancouver. My thinking is that the reasonableness of any such model would be largely informed by decisions such as the one related to the above-noted development application. Certainly proximity to care facilities and educational institutions for children of ages 2 through 18 will be a relevant factor considered by all levels of government in respect of these matters. I hope that it is given significant weight in the making of this decision as well.

Thank you for your time.

If you have any questions or concerns please feel free to contact me.

Sincerely,
s.22(1)

s.22(1)

From: s.22(1)

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

Date: 10/11/2016 6:13:15 PM

Subject: Development application DE 419595

Dear Sir,

Regarding of the application for BC Compassion Club Society, I think it is not appropriate to have Medical Marijuana-Related Us to be located at the mentioned address which is so close to the day care centre, elementary school and high school.

s.22(1)

Vancouver, BC
V5N 2G4

From: s.22(1)

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

Date: 10/17/2016 12:08:12 PM

Subject: RE: 2995 Commercial Drive(specifically 1675 E 14th) DE419598

October 17, 2016

John Freeman
Development, Buildings & Licensing
Vancouver of Vancouver, 453 West 12th Avenue

Dear John,

RE: 2995 Commercial Drive(specifically 1675 E 14th) DE419598

I am writing to you in regards to the above stated "NOTICE OF DEVELOPMENT APPLICATION" located at 2995 Commercial drive. As a neighbouring property owner, most of my concerns are focused towards the safety of our neighbourhood as well as the children who reside, study and play here.

As you may not be aware, there are two schools located near the intersection of Commercial Drive and 14th. One is kindergarten school for small children. One is private school. The private school was expanded to Commercial/15th. Also there are apartments and townhouse near this intersection. Lots of parents drop and pick up their children around here. Children walk around and wait for pick up. Also school children come out to play around during break time. There are already lots of traffics. As a resident here, I and our neighbors always complaint to each other that too many strangers drive by and go at all time during the day. During the school time, many children across the street to the Clark park to play and run around. There were many clients from this existing office lined up at the outside of the door waiting for service sometimes, and many handicapped people drive around to look for parking on 14th ave. We saw people from this existing office walk around with their dogs and smoke around the sidewalk. When we opened the windows Sometimes we smelled Marijuana and smoking, and sometimes we saw people smoke Marijuana at our back alley. This is a resident area with many children, many drug people drive around will cause safety issue to our children and residents. It is a bad idea to have Medical Marijuana Related –Use at this site, because many children around, and the safety of the children around and residents here are the major issue to consider.

I am also concern this will set a bad example for the next generation who are just starting to move into their experimental teenage years and the stigma of addiction will continue in a vicious cycle. Moreover, I worry that this will drive other good businesses and customers away from the development of our Commercial Drive neighbourhood.

Mostly, I fear that the safety of our children will be compromised as this facility will continue to attract strangers to this busy school, and resident area. Not only should our city provides a safe place for our children, our children need to feel safe when they are around. If the above application is allowed to move forward with Mdedical Marijuana Related Us, the safety of our children, residence in this area will be jeopardized. I really concern for the future of our children and their livelihood.

In addition, there is already one of this kind the facility at the corner of Commercial/13th ave. What would be a reason to make this area to become more dangerou area to the children and residents. I have talked to the neighbors who don't understand English. They are totally hate the idea of the above application. Please **disallow** the Medical Marijuana Related Facility in this neighbourhood.

Thank you for your consideration.

Best regards,

From: s.22(1)
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 10/24/2016 9:08:45 PM
Subject: Re: DE419598 (1675 E 14th)

I really appreciate your prompt and thorough reply. I do hope that infractions will be followed up on and compliance will be enforced. It makes sense that the other dispensary is a non-compliance because there is a daycare a few doors down from the dispensary which makes use of the alley space for undercover play time. I appreciate the city's bylaws and trust that compliance is only a matter of time.

Regards,

s.22(1)

On Friday, 21 October 2016, Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

Please note that the application you are referring to was made after the City refused BCCCS' preliminary application of Aug 2015. The Board of Variance overturned our decision and now the application is moving forward with a full review. The dispensary across the street at 2908 Commercial Dr. is also appealing and has an injunction filed against it as it remains open and in non-compliance with our Bylaws.

Thank you very much for your email about **2995 Commercial Dr.** Your letter will become part of the official file for this Development Application (**DE419598**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **October 21st 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

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

Kind Regards,

John Freeman Project Facilitator 604 871 6076

John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Friday, October 21, 2016 1:06 PM
To: Freeman, John

Subject: DE419598 (1675 E 14th)

I am writing regarding BC compassion club societies application to the city of Vancouver for permission to change the use of the existing commercial unit to medical marijuana.

As a resident of this neighborhood, I am concerned with the number of medical marijuana shops recently popping up in and around our neighbourhood after the legislation legalizing medical use. I feel that the number of marijuana shops is too great. With a number of marijuana shops being near as accessible as pharmacies, it is changing the feel and tone of the neighbourhood away from family oriented.

I had heard on CBC radio talk of prohibiting marijuana shops in zones around schools. I know that there is a school on commercial drive and I'm wondering if this application falls within that zone.

There is already a marijuana shop on commercial Drive, and I question the proximity of the two shops. I am not speaking against marijuana for medical use. What I do question is whether or not all these marijuana shops are truly being used for medical and not recreational purposes. Just as there is legislation around the number of liquor stores and access to them, I think the same at the minimum should be applied to marijuana shops.

Thank you in advance for taking these concerns into serious consideration upon review of their application.

Regards,

s.22(1)

From: s.22(1)
To: "[Freeman, John](mailto:John.Freeman@vancouver.ca)" <John.Freeman@vancouver.ca>
Date: 10/15/2016 4:38:55 PM
Subject: Re Development application 419598

Hello there Mr Freeman

I just received the card through the mail advised me of the proposed Medical Pot Shop on Commercial at 14th.

The euphemistically named "B.C. Compassion Club Society" is just another purveyor of dope under the guise of medicine so I don't want drug dealers in a residential neighbourhood.

It's already bad enough in Trout Lake Park to have to walk around with Marijuana smoke drifting through the air and encouraging the practice by having a shop so close by will only make it worse.

The much hyped medical benefits of Marijuana are just an artifice to make it more readily available and I'm sure that the so called "herbalist doctors" have only a rudimentary understanding of the long term psychological and addictive effects.

Add to that the fact that any prescriptions that are written will be billed to the cost of our Medicare system (because Doctors don't write prescriptions without charging the Plan) and you end up with a net deficit to society as a result of legalising its use.

If it must be sold legally then allow it only through liquor stores where we already have the administrative infrastructure to monitor quality and distribution. In the meantime if the users need something to alleviate pain they can buy enough booze under the present system to deaden ANY nerve endings.

I recommend that this application be rejected

Thanks and Cheers

s.22(1)

From: s.22(1)

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

Date: 11/18/2016 2:41:55 PM

Subject: 2995 Commercial Drive - DE419598 - Medical Marijuana-Related Use Development Applications

Hello Mr. Freeman,

I write to you in regards to the 2995 Commercial Drive application to change from retail to medical marijuana-related use.

With respect, there are a number of community, social and child-oriented facilities within 300 meters of the proposed BC Compassion Club Society (CCS).

1. Stratford Hall Elementary and High School
2. Trout Lake Community Centre
3. CEFA Child Care Center
4. Circus Play Cafe
5. BC Pain Society - a medical marijuana establishment
6. The Croatian Cultural Center
7. Clark Park and playground
8. Tyee Elementary School
9. Mosaic - for the settlement of refugees, immigrants and other vulnerable people
10. AMSSA - Affiliation of Multicultural Societies and Services Agencies of BC

Thank you for your consideration.

Best regards,

s.22(1)

From: s.22(1)

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

Date: 10/19/2016 2:36:25 PM

Subject: 2995 Commercial Drive DE419598 regarding 1675 E 14th Avenue

Dear John,

I am writing to you in regards to the notice of development application located at 2995 Commercial Drive (DE419598). We recently received notice that the noted property has plans to open a Medical Marijuana Related Facility and have some concerns we'd like to bring to your attention.

Most of my concerns stem from the fact that this area is a high traffic area with many minors passing through each day. Across the street, there is a large private school along with a kindergarten. As a long time resident to this area, the neighbors and I have witnessed many bizarre incidents the last several years. Most common is that ever since the Marijuana dispensary on Commercial and 13th opened (this is a block away), we've seen on our surveillance camera's people loitering in our alleys and smoking pot. At times when we walk to the skytrain, there are several groups of people in the area smelling heavily of marijuana which make my family and several neighbors i've spoken with feel unsafe. This area has many children, and my fear is that having another medical marijuana site which is one block away from an already established one on 13th will attract even more unpleasant and unwanted strangers into our area, which has children playing in the park across the street during lunch, recess breaks and on the weekend.

Furthermore, for the past several years there have been complaints in the middle of the night of "pot parties" which include loud music, fights and loitering in the park when it's supposed to be closed at night. I am not sure why we need a second facility in the area when there is already a facility on 13th and commercial. Opening another facility will only attract more junkies into our neighborhood. Another concern I have is that our area is always striving to develop into an urbanized area. Opening a Medical Marijuana related facility goes against rejuvenating our area and has the possibility of driving away new and good businesses who want to open their doors in our area. How can we build a safe neighborhood and community when safety is a concern?

Lastly, our children are at an age where they are easily influenced. Studies show that the environment we raise our children in, is the most important and I want to bring to your attention that opening a Medical Marijuana site does not contribute to the well-being of our children's future. As a parent, we can't control our children's choices, but the one thing we can do is set the tone in how we raise them. So please, consider these points and DO NOT allow the passing of DE419598 development application.

Thank you for your time,

s.22(1)