

File No.: 04-1000-20-2018-136

April 12, 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 2179 West 4th Avenue.

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 (#04-1000-20-2018-136); 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

18 Dec 2015



Vancouver BC
V6K 1S4

Phoebe Stewart
Project Coordinator
Planning & Development Services
Vancouver City Hall
453 West 12th Ave
Vancouver BC
V5Y 1V4

Re: Development Application No. DE419276

Dear Ms Stewart:

Given the difficulty of contacting you by phone, I shall have questions about this project, as well as concerns. Thus, this letter will be longer than I would like.

1. How many Medical Marijuana shops are there in Vancouver? How many in Kitsilano? I see a fair number in my travels around the city. I know of three a short distance from my home. Are any more necessary? Do people who want medical marijuana find it in short supply?

2. What safeguards are in place to ensure that people who want medical marijuana

actually have a genuine medical need for it? Who, exactly, is prescribing it?

3. What is the likelihood that proprietors of these shops are getting ready to convert to the sale of marijuana for recreational purposes, should marijuana become legalized (as seems likely)?

4. Devices for road-side testing of impairment due to alcohol are available. Are similar devices available for testing for marijuana impairment? What can be done to ensure responsible use of marijuana?

Surely there are enough of these shops now, and, until various concerns can be met and dealt with. —

I am opposed to this development.

Sincerely

s.22(1)



Stewart, Phoebe

From: s.22(1)
Sent: Saturday, January 02, 2016 9:40 PM
To: Stewart, Phoebe
Subject: re: DE419276

Thank you for notice of the proposed medical marijuana related use at 2181 West 4th avenue.
We strongly OPPOSE this application. We feel this adds no value to the current vibrant community on 4th Avenue.
Drug use – under the pretense of medicine or otherwise, is not a desirable feature in our neighborhood. It only serves to downgrade the area by attraction undesirable behavior.
We urge you to deny this application.

Thank you

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, January 07, 2016 10:45 AM
To: Stewart, Phoebe
Subject: Development Application No. DE419276

Thank you for the opportunity to comment.

Know that there are already two "Medical Marijuana-Related" businesses in the neighborhood, one on Burrard and 1st and another on 4th approximately one block from location of the current application.

Vancouver is to be a "Green City" and here we are being asked to approve a shop that promotes smoking?

4th Avenue is a street of small family oriented retail businesses, small businesses provide significant employment within the city of Vancouver.

We do know that a retail location next to a Marijuana shop is never successful. A Medical Marijuana shop can and does destroy successful retail family oriented shopping streets.

I ask that Application No. DE419276 be declined by the city of Vancouver for the reasons above.

Keep 4th avenue a family oriented shopping street, that everyone can enjoy and where everyone can feel safe.

I would also like to stress to Vancouver City Council that "Medical Marijuana" must be dispensed by licensed professionals who meet the standards for safe dispensing. Marijuana can be toxic in so many situations, where are the safety regulations. Marijuana can and does cause irreversible brain damage, handicapping an individual for life.

With two "Medical Marijuana" shops in the neighbourhood that is enough.

The term "medical marijuana-related use" is a serious concern as "related use" is not defined.

Sincerely, s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 24, 2015 10:19 AM
To: Stewart, Phoebe
Subject: Development Application DE419276

Dear Ms. Stewart

I have been a resident of Kitsilano for more than 20 years. I chose to live in Kitsilano and make this my home, because here I can walk to all the amenities that I need and am able to support local business, a life philosophy that is very important to me and to the City of Vancouver as well. I have watched Kitsilano change over the years, some for the better, some for the worse, but overall it's still a wonderful place to live.

I have, however, become increasingly perturbed by the number of medical marijuana outlets that have sprung up in the neighbourhood - there are three alone in the first block and a half west of Burrard, I haven't even taken an inventory past that point. Although I'm not opposed to having one of these in the neighbourhood, I can't honestly see the justification for allowing so many of them. The City should be promoting a healthy mix of uses in the neighbourhood so that it stays vibrant and accessible to all of us who live here. How else can I leave my car at home (let's face it a major mandate of the City) if everything I need and use is disappearing. If the City keeps saying yes to every one of these applications (and there will be more) landlords will continue the upward rental trend until no one can afford to be on 4th except these high revenue producing places.

I am also concerned because these places are not really 'medical' facilities at all. Anyone can walk in and the doctor will prescribe marijuana. I know many people who now have 'back problems' and are being prescribed. What is this doing to the neighbourhood? I don't want to see 4th Ave becoming the drug destination.

The City needs to stop being motivated by the \$30,000 application fee required for this use and look at the overall picture of the neighbourhood. I want to continue living in this wonderful, resident friendly community for many years to come.

Thanks for your consideration in this manner.

Kind regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 23, 2015 12:22 PM
To: Stewart, Phoebe
Subject: 2181 West 4th Ave. zone change

Dear Phoebe,

Thanks for the information.

I am 100% opposed to having the zone change you indicated.

This area on West 4th is a prime shopping area which attracts people from all over to gather for shopping, eating & entertainment in a pleasant safe environment and I suspect most neighbourhood residents, especially those with children would not want to risk having this compromised.

Regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 22, 2015 6:35 PM
To: Stewart, Phoebe
Subject: Feedback about Buddha barn proposed change of use

Dear Phoebe Stewart,
My name is s.22(1) I live in s.22(1)

I received a card in the mail from you and the City of Vancouver asking for feedback in regards to the proposed change of use for Buddha Barn from Hair Salon to a medical marijuana related.

I am opposing to this idea. We have around 80 medical marijuana dispensers all over the city with many of them located 5 min. away in downtown Vancouver or in the Broadway corridor between Cambie and Main and at least one other dispenser near Broadway and Alma. Thus, I don't see the need for another one right in the heart of kits.

I feel compassionate for anyone who needs Marijuana for medical reasons but I don't see the need for so many dispensers all over the city to meet such demand.

Thank you.

s.22(1)

Stewart, Phoebe

From: Ian Moodie <ianmoodie@outlook.com>
Sent: Tuesday, December 22, 2015 1:25 PM
To: Stewart, Phoebe
Subject: DP Application # DE419276

Hello Ms Stewart,

Further to the notice we received, we are writing to lodge our protest on the proposed marijuana use for 2181 West 4th Ave.

Our entity owns 2066 West 4th Avenue.

As a community-minded, committed owner on 4th Avenue, we find that there are already a significant number of medical marijuana commercial establishments on this street [from Burrard to Alma]. This use has already drawn a lot of criticism from the public and press because of the associated [and coming] problems with this use.

I hope that others voice the same concerns and that the COV finds that this is not a suitable use.

Please feel free to contact me.

Sincerely,

Ian Moodie



Ian Moodie | MANAGING DIRECTOR

2861 West 6th Avenue, Vancouver, BC V6K 1X2
604.512.9444 | ianmoodie@outlook.com

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 22, 2015 9:07 AM
To: Stewart, Phoebe
Subject: The Buddha Barn Development Application No. DE419276

December 22, 2015

Dear Madam,

I am writing in response to Development Application No. DE419276 [re: Buddha Barn, 2181 West 4th Ave. (second floor, 2179 W. 4th Ave.) Vancouver, BC].

As long-time residents of Kitsilano s.22(1) we are very strongly adverse to the Development Application No. DE419276.

Specifically, the proximity of the proposed development of a 1807 square feet outlet on Kitsilano's main thoroughfare, adjacent to some of Kitsilano's highest housing density and close to (or part of) an already existing medical-marijuana outlet raises the following concerns and question/

1. It is not clear whether the proposed outlet is in addition to or an expansion of one existing in the location.
2. An additional or an expanded medical-marijuana outlet in the proposed location has not been quantitatively or qualitatively justified.
3. The proposed size of the outlet (1807 square feet) presupposes a high volume of clients/users which will inevitably exacerbate an already serious parking/traffic problems in the immediate area.
4. The new/expanded outlet will inevitably increase the pedestrian volume of an already congested area.
5. The actual smoking of marijuana in the proposed outlet and its environs will inevitably increase which, along with marijuana's unique odor, like tobacco, is not universally appreciated.
6. The projected size of the outlet and the resultant concentration in the Kitsilano community of marijuana-related availability and use will inevitably create a 'magnet' for other marijuana users or seekers which would seriously exacerbate the abovementioned concerns.

Yours sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 19, 2015 3:39 PM
To: Stewart, Phoebe
Subject: development application no DE419276

Importance: High

Dear Ms. Stewart,

I have been the owner of residential property just s.22(1) away from the proposed development for the past 14 years. I also commonly shop with my young family on West 4th Avenue. It is with profound disgust and disappointment that I am writing to oppose the application by The Buddha Barn to establish a marijuana shop at 2181 West 4th Avenue. It should be clear to you and all other regulators at City Hall that this kind of business is not just for the purpose of selling 'medical marijuana'. It is regrettably, an apparently legal means of selling recreational drugs. And it should also be clear to you and all other regulators that promotion of marijuana at a storefront will only tempt the many vulnerable children and adolescents in the neighbourhood to use marijuana. As a physician, I am well aware that use of marijuana is associated with development of mental illness and with addiction to other 'harder' drugs, to say nothing of the lung and heart disease that is also associated with marijuana use. This is a common trajectory in marijuana users and it can be avoided by avoiding the promotion of this product.

Don't we already have enough of these nuisance businesses on the West 4th Avenue and Broadway corridors?

I strongly urge you and the other regulators to stop this application so that we can preserve the health of our citizens, especially our vulnerable younger citizens, and keep our neighbourhood free of this avoidable hazard. Thank you,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 2:39 PM
To: Stewart, Phoebe
Subject: Development application DE419276

Dear Ms. Stewart,

Thank you for the opportunity to provide input on this development application. While I am adequately convinced of the validity of marijuana as a medicinal substance, and also support the legalization of it generally for reasons of crime reduction, and reduction of wasted police and court resources, I am of the opinion that in the west side of Vancouver there are already more than an adequate number of facilities for the provision of medical marijuana to the likely limited number of individuals who require it, and that approval of further such operations serves no social purpose.

Yours sincerely,

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 12:02 PM
To: Stewart, Phoebe
Subject: Development Application No. DE419276

Phoebe,

On behalf of s.22(1) neighboring property owners, this email is to raise an objection of the application by Buddha Barn to change their operation from Hair Salon to Medical Marijuana use.

Kind Regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 10:40 AM
To: Stewart, Phoebe
Subject: Medical Marijuana

We don't need a marijuana store on fourth avenue. Go somewhere else.

Enough stores have had to move out of our neighborhood because of high rent.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 13, 2015 6:28 PM
To: Stewart, Phoebe
Subject: Development application No.DE419276 - Medical Marijuana-related facility at 2179 West 4th Avenue

Dear Phoebe Stewart,

I received a card in the mail requesting feed back from me as I am a resident in the area concerning Development application No.DE419276.

I strongly do not approve of the proposal from Buddha Barn to change the use from a Hair Salon to a Medical Marijuana-related facility at 2179 West 4th Avenue. This will increase the amount of traffic, parking and reduce privacy in the neighbourhood. This area already has too much traffic and not enough parking.

My other concern is that this type of business, although helpful to those who legitimately require the service, lies in a grey area where patrons, who do not necessarily require the service for medical use, but rather for recreational use, will bring and use more drugs into the area.. More drugs means more crime - not something I would like in this area.

I hope that my input will be used to consider an alternate location for a Medical Marijuana-related facility at 2179 West 4th Avenue.

Br,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 13, 2015 3:19 PM
To: Stewart, Phoebe
Subject: development application NoDE419276

The "Buddha Barn" has been dispensing and selling marijuana ever since it took over the site from the prior hair salon. The "Buddha Barn" has been at this site for more than a year, local residents were never notified when it first starting "dispensing". There has been "sandwich board" advertising on the sidewalk displaying contacts for "appointments" for marijuana and other forms of the herb, to state they have "Hair Salon" designation just indicates how poorly the city manages this type of operation.

I oppose this development permit for this site.

All businesses need to have valid business permits, to now decide that they need the development application as a medical marijuana dispensary is ludicrous. I would like to reiterate that they have been operating under the existing "hair salon" designation for too long, selling marijuana and byproducts, they should be fined and their business license revoked.

Regards

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 13, 2015 10:58 AM
To: Stewart, Phoebe
Subject: Development Application no. DE419276

I am not in favor of this proposal.

The location is directly on one of Vancouvers and Kitsilanos' premier tourist, shopping, and restaurant district. It is an unsuitable location for a Marijuana dispensary.

The present appearance of a giant Buddha with purple lit windows sticks out like a sore thumb and looks like an Amsterdamn brothel.

The City of Vancouver should reject this application outright.

How these proposals for zoning pot shops at locations like this boggles the mind.

s.22(1)

Vancouver.



This email is free from viruses and malware because avast! Antivirus protection is active.

Stewart, Phoebe

From:

s.22(1)

Sent:

Saturday, December 12, 2015 3:05 PM

To:

Stewart, Phoebe

Subject:

Development Application DE419276 Buddha Barn

I am opposed to this new application to change the use of the hair salon to a medical marijuana-related use. My opposition is that it is not necessary to have a dispensary in such a public place given the profile of shoppers that come to this area.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 9:05 AM
To: Stewart, Phoebe
Subject: DE419276

Dear Ms Stewart,

I wish to register my objection to this application on the grounds that there are already far too many such establishments on 4th avenue. I haven't gone to the trouble to count them but you will know that between Burrard and Vine there are more than enough. Please don't allow yet another.

Thank you for the opportunity to provide input.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 4:30 PM
To: Stewart, Phoebe
Subject: DE419276

This is the last thing we need on 4th Ave

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 3:59 PM
To: Stewart, Phoebe
Subject: DE419276

Dear Phoebe

My wife and I are not in favor of this proposal for the following reasons:

Although we are not particularly intolerant of Marijuana use we feel the medical marijuana industry has crossed over to recreational users who are circumventing the legalization issue for their own needs. This does not serve our neighborhood or the greater community.

We find the smells appalling as users frequent our bench already in s.22(1) I presume this will increase if the development is approved.

There is another medical marijuana 2 blocks away.

I have heard that organized crime is involved now in sourcing the marijuana that is dispensed by some medical marijuana operators and this concerns us very much.

Thanks,

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 1:00 PM
To: Stewart, Phoebe
Subject: Development application DE419276

I wish to table no opposition to this development application.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 12:58 PM
To: Stewart, Phoebe
Subject: DE419276

Hi Phoebe,

I can't find the proposal at the web site. Without that, I can only say I do not approve the proposal as those kind of business attract crime. We don't need such activities in the neighbourhood.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 4:52 PM
To: Stewart, Phoebe
Subject: Development Application No. DE419276

First and foremost is that the possession and sale of marijuana is contrary to sections 4 and 5 of the Controlled Drug and Substances Act (CDSA). The only exception is so-called "medical marijuana" and it's only "medical marijuana" if it's distributed by mail through registered producers licensed under the Marihuana for Medical Purposes Regulations (MMPR) to persons with a physician's prescription who have registered under the MMPR. There are 18 fully authorized licensed producers and 7 licensed cultivators in Canada. A list of licensed producers is available on Health Canada's medical marijuana page here. The process for registering and obtaining your medical marijuana under the MMPR is here.

This is the only legal way that marijuana can be bought and sold in Canada. So if a retail marijuana outlet is receiving its inventory of marijuana from an authorized producer, then the producer is breaking the law by selling to the retailer, rather than to registered individuals with prescriptions through the mail. Additionally, the retailer is breaking the law because it's selling to consumers in a retail store environment when the sale should be directly between the authorized producer and the patient, again by mail.

In short, there shouldn't be a retailer at all, and there's no way a retailer can be operating a legal business without contravening section 4 or 5 of the CDSA. Period.

Why is the city even considering a change of use for the existing illegal pot shop? This establishment should have been shut down as soon as the signs went up. We are strongly opposed to the proliferation of these shops dealing in illegal drugs and selling to the public.

This is an illegal operation open to involvement by criminals as they are not about to share this lucrative business.

Please do not grant approval of this application. We need to remove all of these illegal pot shops selling illegal drugs. Let's start with not approving this application.

s.22(1)

/ancouver BC V6J 1N3

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 4:15 PM
To: Stewart, Phoebe
Subject: DE419276 STOP MJ JOINTS

Dear Phoebe,

Keep the hair salon. There are too many marijuana joints in Vancouver and especially in my Kitsilano neighbourhood and West 4th Ave. When are they closing the ones too close to schools, daycares and each other? There seem to be more loiterers in the lanes smoking joints this past summer. There are stinky pot smoke smells when walking up hill from the beach on Yew St. We need more enforcement of nonsmoking in public by-laws. Self-centred smokers do not care about polluting the air or causing asthma attacks or lung cancer or stinking up everywhere.

Marijuana is illegal and no scientific proof or studies show that it does anything more than create zoned out brain damaged addicts who only care about getting more marijuana. All they do is advocate for marijuana but they don't pay or the damage or side effects. If it is a legitimate drug then there should be legislation for its use, production, distribution, and taxation. There should be standards for dosing and government should be testing batches for potency and efficacy to ensure customer is getting the right drug at the right dose. Why would the city allow these joints to sell untested, unregulated, illegal products to potential addicted addicts to pollute our city air with stinky smoke?

Marijuana should be legalized and regulated and sold from government stores like alcohol with high tax rate to cover costs of regulating its sale.

Sincerely,
s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 3:39 PM
To: Stewart, Phoebe
Subject: Development Application No DE419276

To Phoebe Stewart. To the proposed Buddha barn I say an overwhelming NO. It is not that I am against medical marijuana use, it is that on Fourth Ave we already have many such businesses. There is one such store in every block from Vine to Burrard. 4th Avenue could well be renamed Pot Avenue. As a property owner in the area I do not wish to see the status of 4th Avenue change. So, again, as to the application I say a resounding NO.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 12:49 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: RE: I cannot believe

Thank you for your help.

Kind regards

s.22(1)

From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]
Sent: Friday, December 11, 2015 12:47 PM
To: s.22(1)
Subject: RE: I cannot believe

Mr. s.22(1)

We haven't complete our review of the application. We will have to weigh all of the public feedback, both opposition and support, as well a a number of internal reviews before a decision is made. You will be informed when said decision is finalized.

Thanks,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

From: s.22(1)
Sent: Friday, December 11, 2015 12:46 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: RE: I cannot believe

So it looks like they are there to say correct?

s.22(1)

From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]
Sent: Friday, December 11, 2015 12:44 PM

To: s.22(1)
Subject: RE: I cannot believe

Mr. s.22(1)

While the Russian Community Center operates their business under that name the permitted use for the space our Zoning and Development Bylaw is simply a Hall and not a Community Center. Hopefully that helps to alleviate the confusion.

Thanks,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

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From: s.22(1)
Sent: Thursday, December 10, 2015 5:29 PM
To: Stewart, Phoebe; s.22(1)
Cc: Robertson, Gregor
Subject: RE: I cannot believe

Thank you for the great information but is not Russian Community Centre of Vancouver at 2114 4th Avenue W

Vancouver, BC V6K 1N6 almost right across the street from 2181 west 4th or is that too far away ? I believe it is 88 m away from the Russian Community Centre. When I do a Google map search it shows the distance to be 88 m nowhere near the 300 m you refer too in section 3.

At least 300 m from:

- Schools*
- **Community centers***
- Neighbourhood houses*
- Youth facilities that serve vulnerable youth
- Other marijuana-related businesses*

<https://www.google.ca/maps/dir/2179+West+4th+Avenue,+Vancouver,+BC/2114+W+4th+Ave,+Vancouver,+BC+V6K+1N7/@49.2681773,-123.1567306,17z/am=t/data=!4m17!4m16!1m5!1m1!1s0x548673b46c9d9c0d:0x25dea068ac0abf9b!2m2!1d-123.1545318!2d49.2683907!1m5!1m1!1s0x548673b46b688fa1:0x2e4ecb4070677981!2m2!1d-123.1533339!2d49.2679861!6m3!1i0!2i0!3i0?hl=en>

With a signed good neighbour agreement.

They will not get that from me and I have owned my property since s.22(1)

Thank you for your help.

s.22(1)

From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]

Sent: Thursday, December 10, 2015 4:14 PM

To: s.22(1)

Subject: RE: I cannot believe

Mr. s.22(1)

If you would like information about the City of Vancouver's new Medical Marijuana-Related Use regulations here: <http://vancouver.ca/doing-business/medical-marijuana-related-business-regulations.aspx>

The key points include:

Medical marijuana-related businesses are only allowed to operate:

1. *In commercial zones*
 2. *At least 300 m from:*
 - *Schools**
 - *Community centers**
 - *Neighbourhood houses**
 - *Youth facilities that serve vulnerable youth*
 - *Other marijuana-related businesses**
- * Similar to the 1,000-foot distance required in Washington and Colorado states*
3. *With a business licence (the licence fee is \$1,000 for compassion clubs or \$30,000 for medical marijuana-related retail dealers)*
 4. *With a development permit that includes a standard community notification process*
 5. *With a signed good neighbour agreement*

These regulations were enacted by Council on June 24th, 2015. None of the existing stores will be grand fathered in, so we are putting them through the conditional application process as we would any business.

If you have any questions let me know.

Thanks,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver

direct. 604.673.8445

email. phoebe.stewart@vancouver.ca

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From: s.22(1)
Sent: Thursday, December 10, 2015 3:35 PM
To: Robertson, Gregor; "s.22(1)" <@invalid.domain>
Cc: Stewart, Phoebe
Subject: I cannot believe

I cannot believe what you and your government down there at city hall have done to West 4 th . Drugs really !!!!!
This is not right !

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 11:59 AM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: regards to the application # DE419276
Attachments: DE419276.pdf

Dear Phoebe

I am writing regards to the application # DE419276

I am strongly against this application for the following reasons:

- 1) Anyone can get a referral from a Doctor to say they need Marijuana for medical reasons.
- 2) Kits has come a long way from the days of the hippy culture and all this will do is set the area back 30 years.
- 3) There are many kids in this area and I believe it is not the correct message to be sending out to them
- 4) I as a landlord have been APPROUCHED many times by the same type of renter , they do not seem to care how much the rent is they just need a space.
- 5) I pay over s.22(1) in property tax in this area plus I support the BIA. If the city is willing to let a drug operation camouflaged as a Medical Marijuana store then I would like to see a huge reduction in my tax bill as I rent to legitimate operations.
- 6) This will only attract the wrong type of people to 4th ave . Is this what we have spent so many years trying to turn our business area into an attractive area for tourist and local shoppers and now we are going to tell them "Oh and we also sell DRUGS ."
- 7) Is this the image I want my area to be NO!!!
- 8) Perhaps the Buda Barn needs to looked at. Business not so good for them?
- 9) I have turned down at least 20 phone calls requesting me to rent to this type of business, there is no amount of money that would cause me to attract this type of business to this area. I have pride in my community.
- 10) Is the city also willing to supply more police to the area to stop the crime this will bring . Maybe next a needle exchange store?
- 11) This is s.22(1) away from my property and **I DO NOT APPROVE.....**
- 12) Shame on the landlord of this property.....

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 3:13 PM
To: s.22(1) s.22(1) Stewart, Phoebe
Cc: Robertson, Gregor
Subject: RE: regards to the application # DE419276

From: s.22(1)
Sent: Thursday, December 10, 2015 3:01 PM
To: s.22(1)
Cc: 'phobe.stewart@vancouver.ca'; gregor.robertson@vancouver.ca
Subject: RE: regards to the application # DE419276

So why bother Phebe ????

I goggled them and it looks like they are already a pot shop ?

<http://www.buddhabarn.ca/>

So what is the application for this? Looks like the horse is already out of the barn. Why are you even asking Phebe?????????

Sound like you have already screwed up the area way to go!!!!!!!

Is this how Vancouver is run easier to ask for forgiveness than permission??????

s.22(1)
[Redacted]

On 2015-12-10, at 11:58 AM, s.22(1)
[Redacted]

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 2:04 PM
To: Stewart, Phoebe
Subject: NO. DE419276

Hi I support medical marijuana stores but not in a concentrated grouping. I see there is already a medical marijuana store at 4th and Arbutus and to put another one a couple of blocks from that one is not acceptable. If this applicant was West of McDonald than that would work for me or on Cornwall or Broadway but not so close to the other store. Thanks s.22(1)

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Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 22, 2015 10:16 AM
To: Stewart, Phoebe
Subject: Development Application DE419276

Hello Phoebe,

I have such difficulty understanding how the City has the authority in the first place to provide permits to an illegal activity. It is such a confusing message. Do we have laws or not?

Secondly, I am concerned with the quality of the marijuana. Is this of "medical" quality, grown and processed and labelled correctly? Who is the supplier? Criminals? Personally, I know of three mothers whose sons have had psychotic episodes with pot. The scientific literature I've read says there are some real concerns. Pot is a psychotropic drug and should be treated as such with quality control, amounts, etc.

And restrictions on age of users, etc. Is this being done? Who is monitoring this?

I'm not opposed to pot but believe we are putting the horse before the cart. These pot shops, are everywhere now. It's like allowing moonshine operations during prohibition.

I hope the City thinks this thru more carefully and waits until administrative regulations are in place. I do not support the opening of the Buddha Barn. (There's a misnomer if ever there was one. You might like to read what the Buddha had to say about mind-altering substances.) I do not support ANY Pot shops in Vancouver until there is more understanding and control of the negative ramifications of such outlets.

Sincerely,

s.22(1)