

File No.: 04-1000-20-2018-213

April 20, 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 April 12, 2018 for:

Records regarding Development Permit Number DP-2017-00872 at 1440 East 57th Avenue, Vancouver from March 1, 2017 to October 10, 2017: Copies of the objections received from neighbouring property owners.

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 (#04-1000-20-2018-213); 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*

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:pm



Our Mission:

To be a faith community that lives out God's will in all areas of life. Passionately committed to forming genuine disciples of Jesus Christ in love and unity.

教會使命

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**Vancouver Chinese
Baptist Church**

溫哥華華人浸信會

7474 Culloden Street,

Vancouver, B.C.,

Canada V5X 4K2

Tel: 604-325-6314

Fax: 604-325-6577

Pastoral Offices:

Tel: 604-324-6314

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Website: www.vcbc.bc.ca

September 22, 2017

Joseph Smallwood
Project Coordinator
City of Vancouver

**RE: PETITION AGAINST THE DEVELOPMENT
APPLICATION NO. DP-2017-00872
Marijuana Medical Centre at 1440 East 57th Avenue, Vancouver**

We, as members of the Vancouver Chinese Baptist Church, located at 7474 Culloden Street, were informed of the Development Application No. DP2017-00872 on September 12, 2017. The notice of Development Application was mailed out by the City of Vancouver on September 8, 2017. The Development Application concerns the conversion of a Retail Store into a Medical Marijuana Related Use Store. Given the significant deviation of the proposed usage from its existing license, we express our concern in the limited time the City of Vancouver has given the residents to respond, especially that the written response has to be received at the City office in less than ten working days. It is felt that the residents did not have sufficient time to consult with the neighbourhood.

Additionally, members of the Vancouver Chinese Baptist Church hereby formally request to the City of Vancouver to REJECT the Developmental Application sought by Health LifeStyle Marijuana Supplies Center Ltd. at 1440 East 57th Avenue, Vancouver. We are not challenging the establishment of an accredited facility STRICTLY for the dispensation of marijuana for medical use. However, we OBJECT to the Development Application at the PROPOSED LOCATION for the following reasons:

- Location in a residential neighbourhood.
- Close proximity to three schools (David Thompson Secondary School, Sir James Douglas School Annex, and Walter Moberly Elementary School). The City's bylaws prohibit a marijuana medical centre to be within 300 metres of a school. The underlying reason of this restriction is that the marijuana facility should be kept at a reasonable distance from the concentration of the students. The City should not just focus on the school building. The students may congregate at the busy intersection of Knight and 57th.
- Close proximity to business establishments where minors may gather (e.g., pizza place in the same complex; McDonald's and Subway restaurants diagonally across).
- Close proximity to a Money Mart.
- Close proximity to a facility where youths and minors are gathered on a regular basis (e.g., Vancouver Chinese Baptist Church).
- Limited parking spaces (no stopping is allowed on Knight Street; 57th East Avenue is a busy conduit and also with limited street parking; only 9 parking spots are available on the premises to be shared with the business tenants including the Pizza place).

- The potential negative impacts of exhaust/fumes from the marijuana medical centre on the shops of nearby store owners and residents.
- The potential negative impacts of the store in attracting transients and criminals to the neighbourhood as marijuana and its derivatives are highly sought after products. Although the proposed store is designated for medical-related marijuana users, there is no guarantee that drug addicts will not be attracted to the store products. They may break in to the facility for the marijuana or break in to the neighbourhood properties for valuables when their craving drives them.
- The extended business hours (from 0900 to 2300 hours, 7 days a week) of the store that it may potentially create noise and traffic to the vicinity after normal working hours

Enclosed please find (1) a group petition signed by **510** members and congregants attending the Vancouver Chinese Baptist Church; and (2) petition letters from **64** residents from the neighbourhood of Ross to Argyle and East 55th to 61st, dropped off to our church office.

As indicated on the City of Vancouver website, “the City of Vancouver’s mission is to create a great city of communities that cares about our people, our environment, and our opportunities to live, work, and prosper”, and that the city is “responsive to the needs of our citizens”. The residents of the neighbourhood surrounding the proposed project have significant concerns about the potential negative impacts that the marijuana medical store may bring. **Our neighbourhood does not need a marijuana medical store.** Moreover, we feel that the establishment of such a store will bring more harm to our neighbourhood and does not provide the stability and a safe environment for families with all ages to thrive in.

As a friendly reminder to the Planning and Development Services that a similar application was sought by another company (The Green Room Society) in December of 2015. The neighbourhood had filed a vigorous petition against the establishment of a medical marijuana related retail store in the same complex as the current application. The City of Vancouver had rejected the 2015 application. The sentiment of the residents in this family oriented neighbourhood has not changed and we respectfully ask that the City of Vancouver will continue to hold on to the reasons why the 2015 application was rejected.

Therefore, we strongly urge the City of Vancouver to **REJECT** Development Application No. DP-2017-00872.

We look forward to a continual dialogue with the City of Vancouver. Should you have any questions, please contact Rev. Sam Wong at (604) 324-6314 ext 233.

Sincerely,

s.22(1)

Hiron Poon
Moderator and Chairman of the Board of Directors
Vancouver Chinese Baptist Church
7474 Culloden Street, Vancouver
www.vcbc.bc.ca

Enclosures:

- Group petition signed by **510** Church members
- Petitions signed by **64** neighbourhood residents

PETITION AGAINST THE DEVELOPMENT APPLICATION NO. DP-2017-00872

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- Location in a residential neighbourhood
- Close proximity to two schools (David Thompson Secondary and Walter Moberly School)
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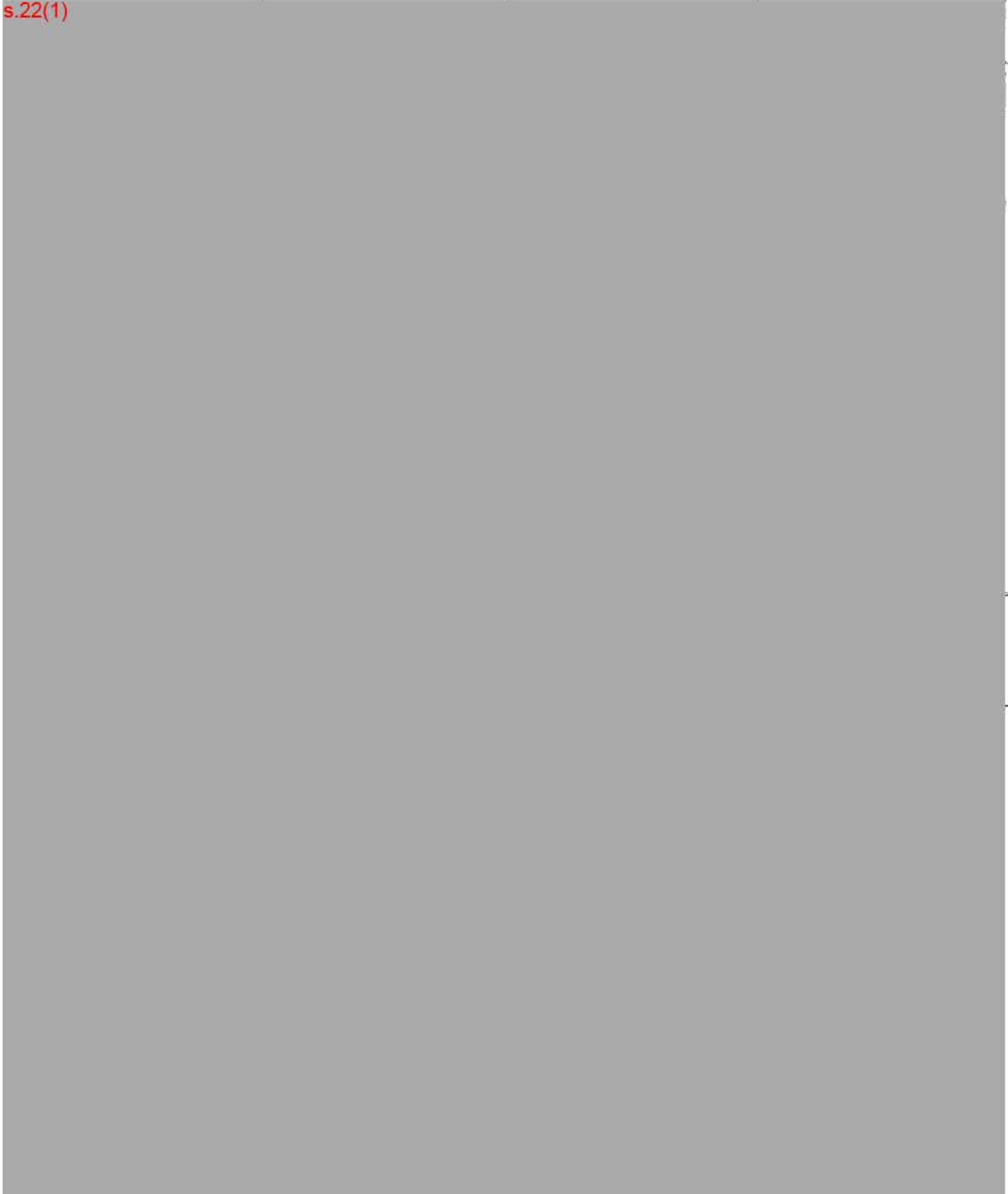
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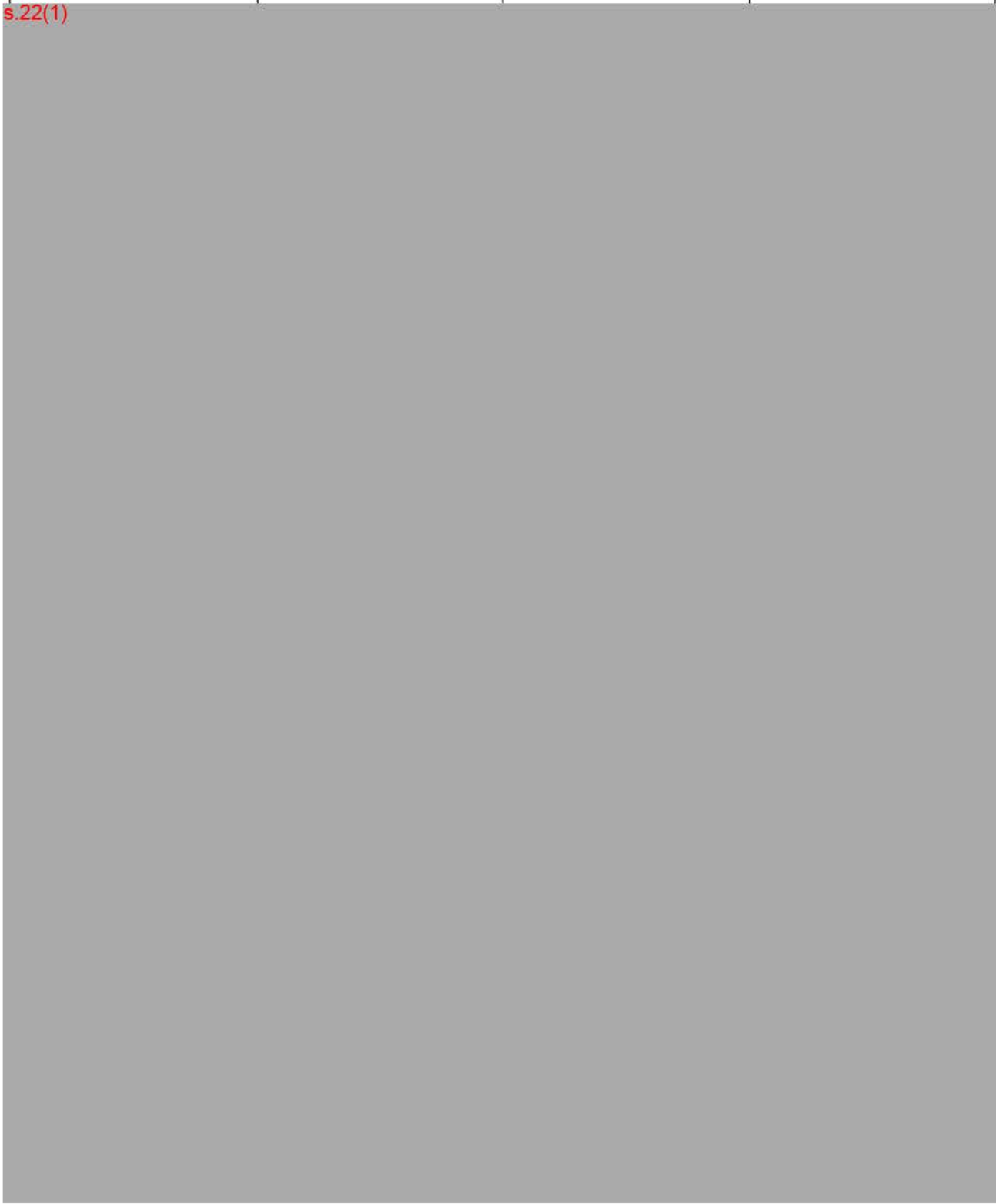
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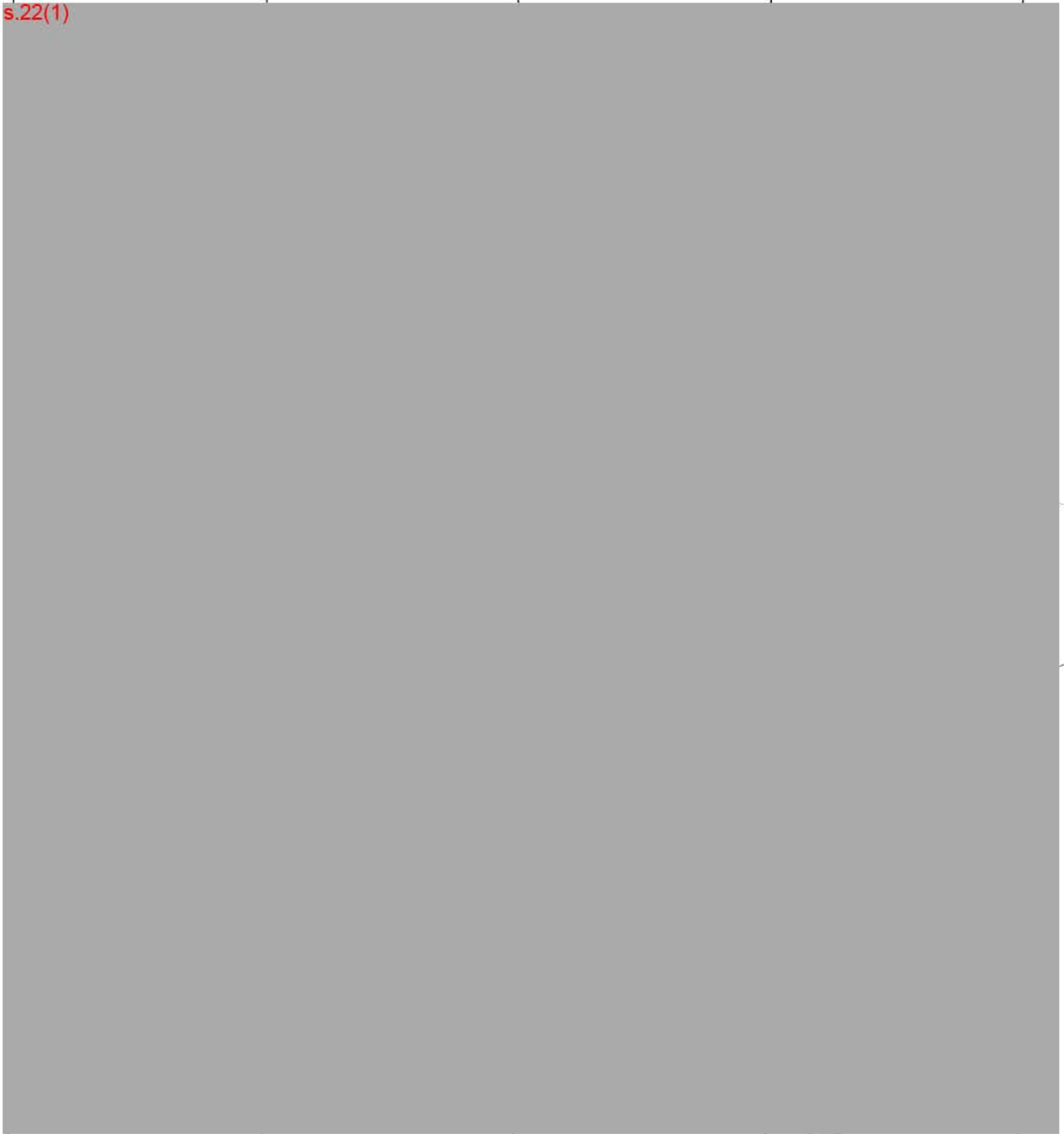
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PETITION AGAINST THE DEVELOPMENT APPLICATION NO. DP-2017-00872
Health LifeStyle Marijuana Supplies Center Ltd at 1440 East 57th Avenue, Vancouver

Dear Neighbours,

Greetings!

I am writing to you on behalf of the Vancouver Chinese Baptist Church. We are your neighbor located at 7474 Culloden Street.

The City of Vancouver recently mailed us a notice of Development Application (No. DP-2017-00872) of a retail property for Medical Marijuana Related Use sought by the Health LifeStyle Marijuana Supplies Center Ltd. The address will be at 1440 East 57th Avenue which is at the southeast corner of the Knight and 57th intersection. For more details, please see attached the notice from the City. There is also a link to the City's website.

<http://development.vancouver.ca/pc1440e57th/index.htm>

The City has given us until September 25, 2017 to provide written comments. Our church is in the process of preparing a written response, gathering signatures from our church members, and also approaching the neighborhood residents for a petition.

Our church will submit a formal request to the City of Vancouver in REJECTING the Development application. We are not challenging the establishment of an accredited facility STRICTLY for the dispensation of marijuana for medical use. However, we object to the Development Application for the following reasons:

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Petition Against Development Application No.DP-2017-00872


We would like to invite you, as our neighbors, to support this group petition if you also object to the development application. Please fill in and sign the following table before September 25, 2017 and:

- a) Email this to the Project Coordinator, joseph.smallwood@vancouver.ca; or
- b) Mail this to the City of Vancouver, Development, Buildings and Licensing, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4; or
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NAME	ADDRESS	TELEPHONE NUMBER	SIGNATURE
s.22(1)			

NOTICE OF DEVELOPMENT APPLICATION

1440 East 57th Avenue
DP-2017-00872



CITY OF VANCOUVER

September 8, 2017

Health LifeStyle Marijuana Supplies Center Ltd. has applied to the City of Vancouver for permission to develop on this site:

- interior alterations and change of use from Retail to Medical Marijuana Related Use (Retail) with:
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Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by September 25, 2017. For more information and updates, visit: vancouver.ca/devapps

Or contact Joseph Smallwood, Project Coordinator at 604.871.6442 or joseph.smallwood@vancouver.ca

Petition Against Development Application No.DP-2017-00872

PETITION AGAINST THE DEVELOPMENT APPLICATION NO. DP-2017-00872
Health LifeStyle Marijuana Supplies Center Ltd at 1440 East 57th Avenue, Vancouver

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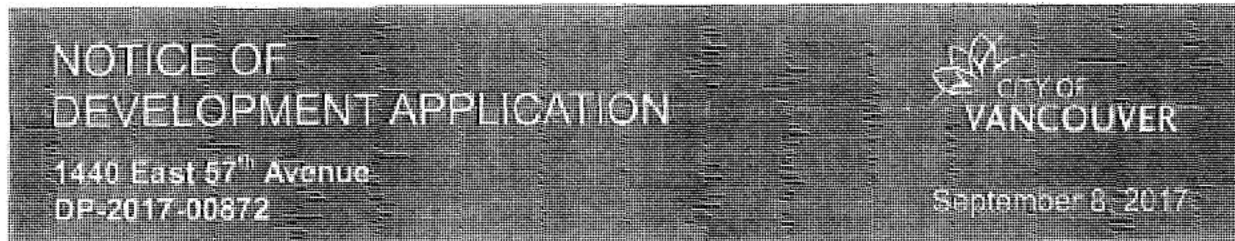
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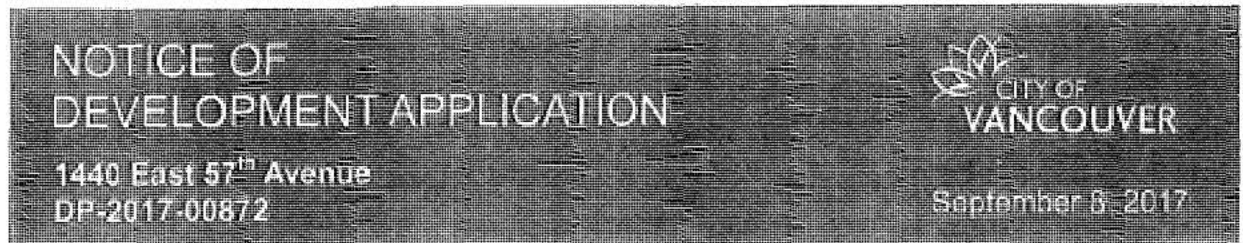
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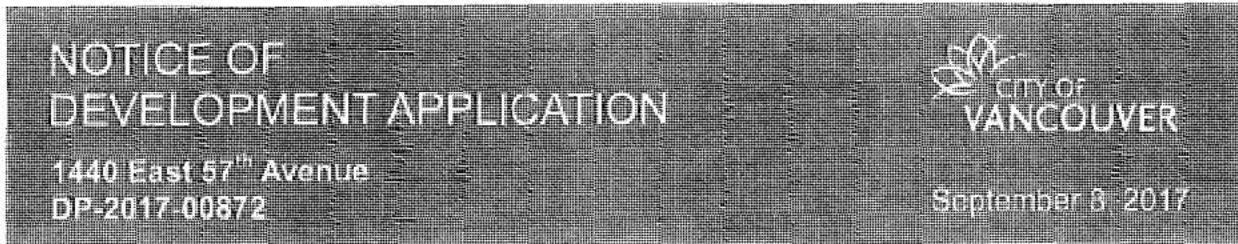
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Petition Against Development Application No.DP-2017-00872

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PETITION AGAINST THE DEVELOPMENT APPLICATION NO. DP-2017-00872
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NOTICE OF DEVELOPMENT APPLICATION

1440 East 57th Avenue
DP-2017-00872



September 8 2017

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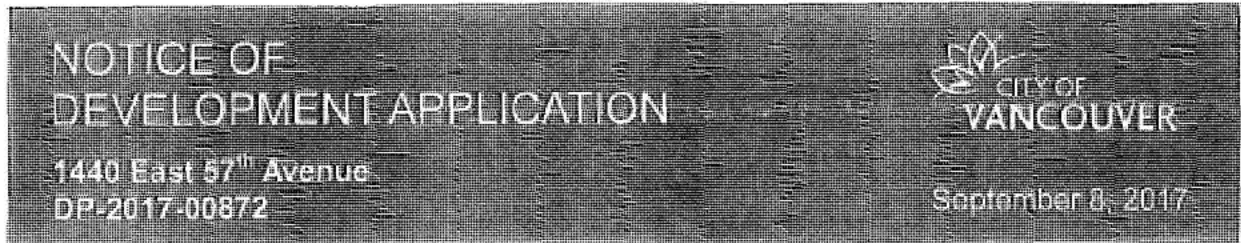
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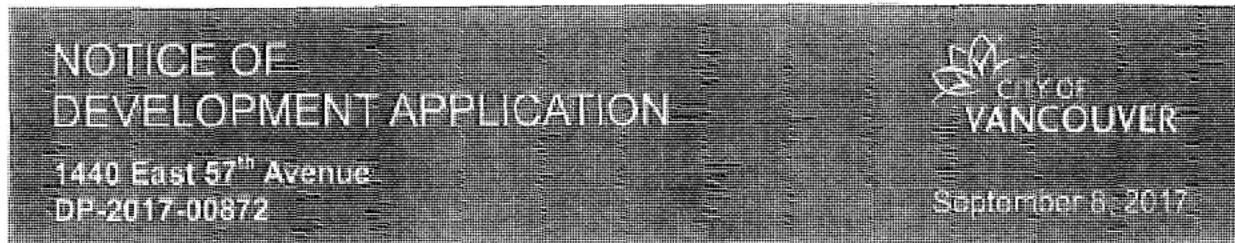
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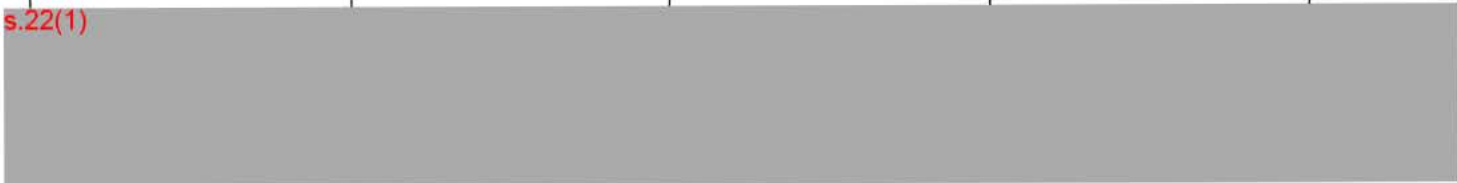
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NOTICE OF DEVELOPMENT APPLICATION

1440 East 57th Avenue
DP-2017-00872



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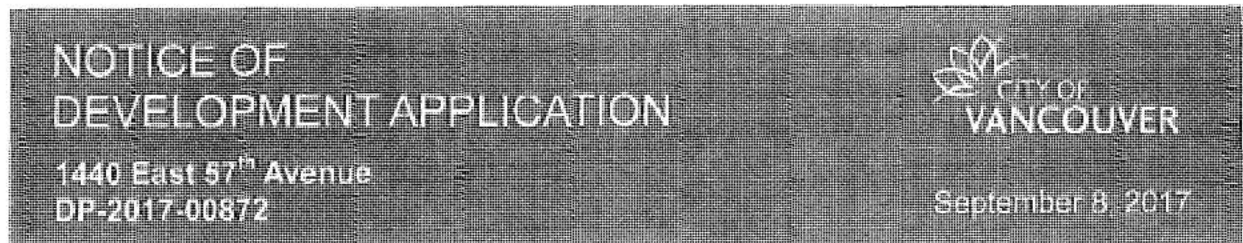
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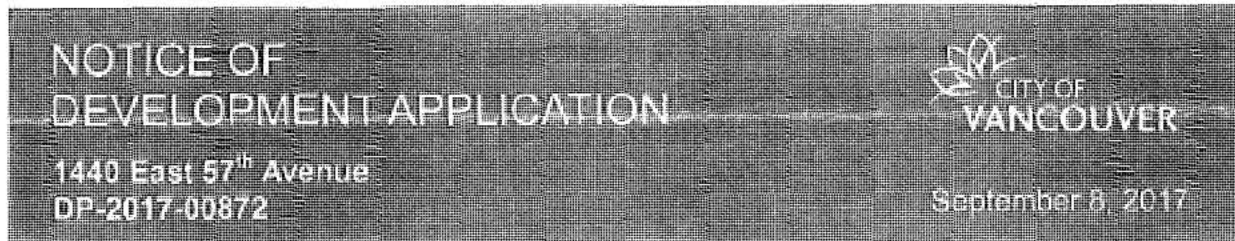
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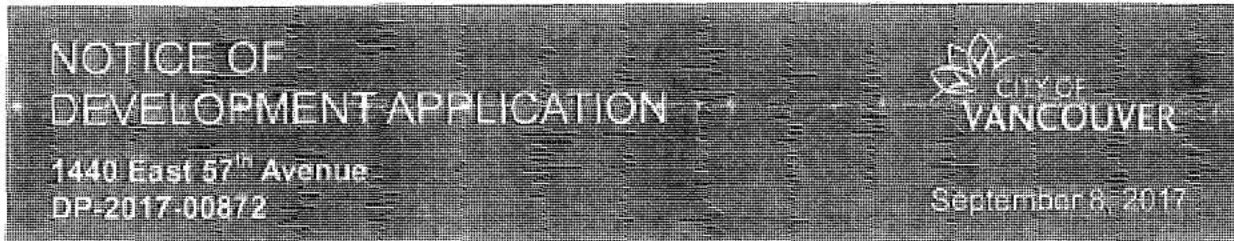
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PETITION AGAINST THE DEVELOPMENT APPLICATION NO. DP-2017-00872
Health LifeStyle Marijuana Supplies Center Ltd at 1440 East 57th Avenue, Vancouver

Dear Neighbours,

Greetings!

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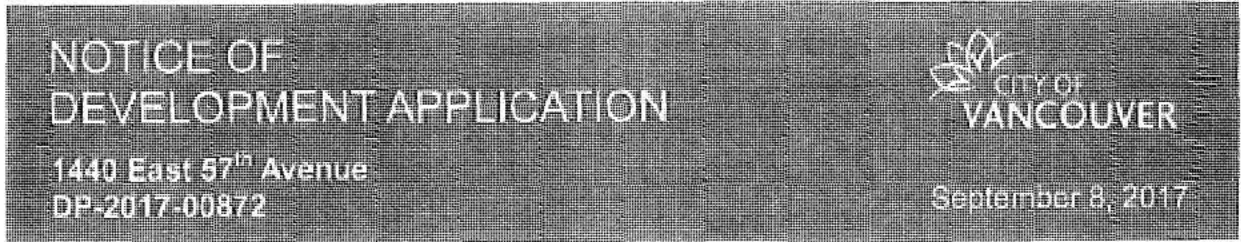
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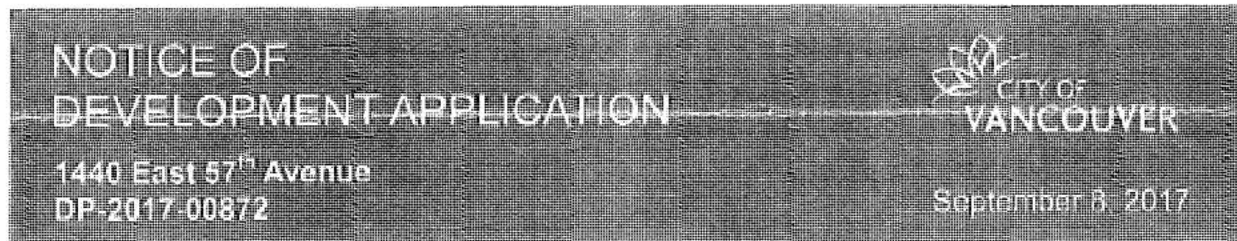
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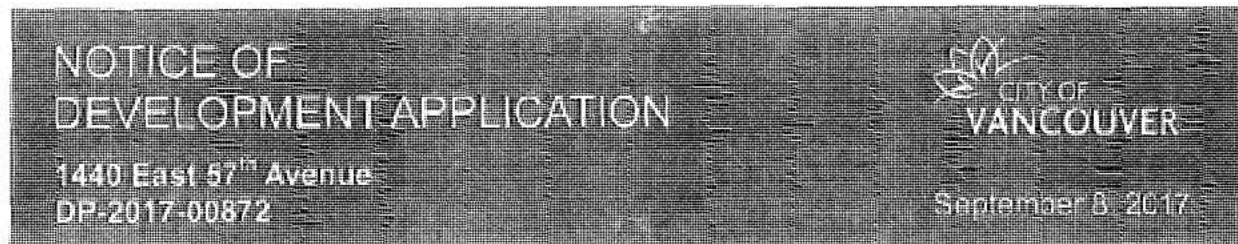
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Petition Against Development Application No.DP-2017-00872

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Petition Against Development Application No.DP-2017-00872

PETITION AGAINST THE DEVELOPMENT APPLICATION NO. DP-2017-00872
Health LifeStyle Marijuana Supplies Center Ltd at 1440 East 57th Avenue, Vancouver

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**NOTICE OF
DEVELOPMENT APPLICATION**

1440 East 57th Avenue
DP-2017-00872



September 8, 2017

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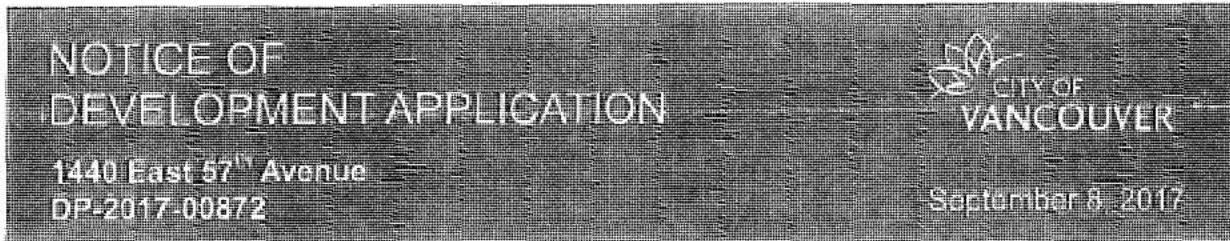
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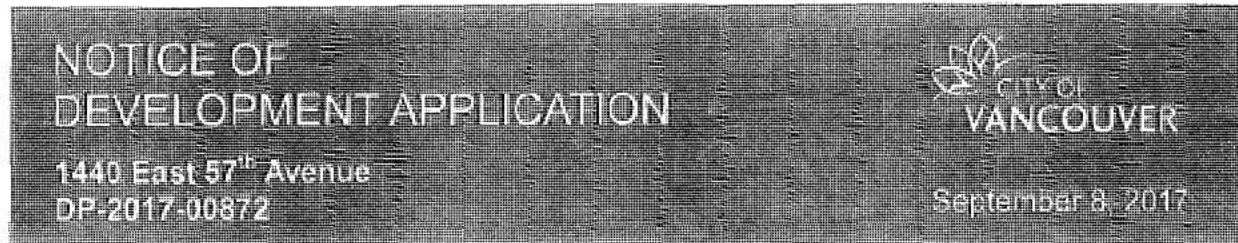
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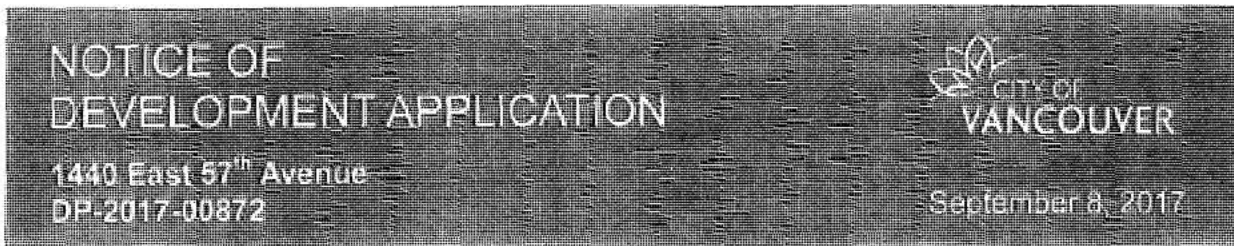
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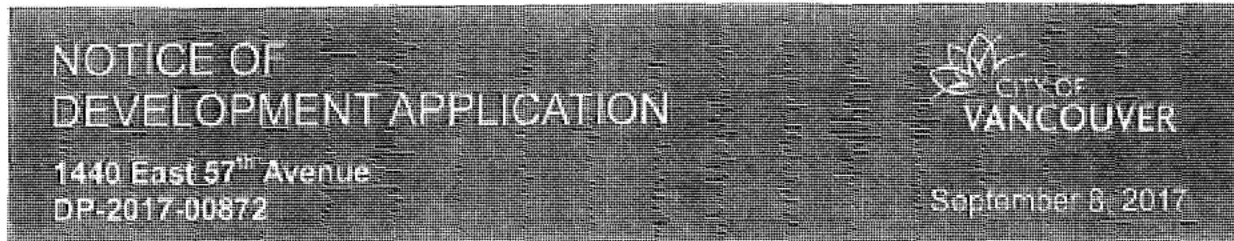
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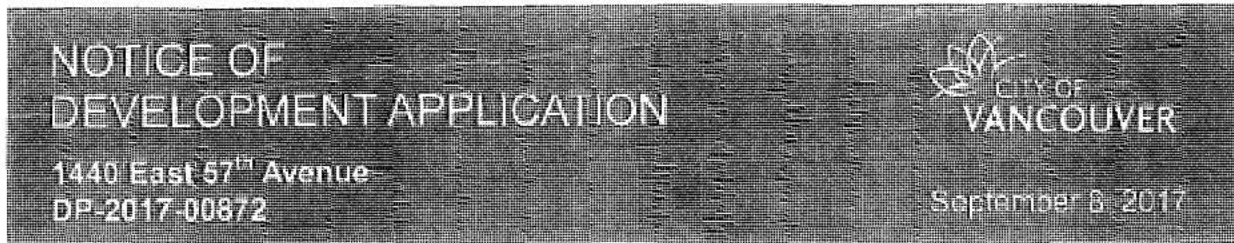
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Greetings!

I am writing to you on behalf of the Vancouver Chinese Baptist Church. We are your neighbor located at 7474 Culloden Street.

The City of Vancouver recently mailed us a notice of Development Application (No. DP-2017-00872) of a retail property for Medical Marijuana Related Use sought by the Health LifeStyle Marijuana Supplies Center Ltd. The address will be at 1440 East 57th Avenue which is at the southeast corner of the Knight and 57th intersection. For more details, please see attached the notice from the City. There is also a link to the City's website.

<http://development.vancouver.ca/pc1440e57th/index.htm>

The City has given us until September 25, 2017 to provide written comments. Our church is in the process of preparing a written response, gathering signatures from our church members, and also approaching the neighborhood residents for a petition.

Our church will submit a formal request to the City of Vancouver in REJECTING the Development application. We are not challenging the establishment of an accredited facility STRICTLY for the dispensation of marijuana for medical use. However, we object to the Development Application for the following reasons:

- Location in a residential neighbourhood
- Close proximity to two schools (David Thompson Secondary and Walter Moberly School)
- Close proximity to business establishments where minors may gather (e.g., pizza place in the same complex; McDonald's and Subway restaurants diagonally across)
- Close proximity to a Money Mart
- Close proximity to a facility where youths and minors are gathering on a regular basis (e.g., Vancouver Chinese Baptist Church)
- Limited parking spaces (no stopping is allowed on Knight Street; 57th East Avenue is a busy conduit and also with limited street parking; only 9 parking spots are available on premise to be shared with the business tenants including the Pizza place)
- The potential negative impacts of exhaust/fumes from the marijuana medical centre on the shops of nearby store owners and residents
- The extended operating hours (from 0900 to 2300 hours, 7 days a week) that may potentially bring additional traffic and noise to the vicinity

Petition Against Development Application No.DP-2017-00872

We would like to invite you, as our neighbors, to support this group petition if you also object to the development application. Please fill in and sign the following table before September 25, 2017 and:

- a) Email this to the Project Coordinator, joseph.smallwood@vancouver.ca; or
- b) Mail this to the City of Vancouver, Development, Buildings and Licensing, 453 West 12th Avenue, Vancouver, BC, V5Y 1V4; or
- c) Drop this off at our Church Office, 7474 Culloden Street (before September 21, 2017).

NAME	ADDRESS	TELEPHONE NUMBER	SIGNATURE
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px; color: red;">s.22(1)</div> <div style="background-color: #cccccc; width: 100%; height: 100%;"></div> </div>			

NOTICE OF DEVELOPMENT APPLICATION

1440 East 57th Avenue
DP-2017-00872



September 8, 2017

Health LifeStyle Marijuana Supplies Center Ltd. has applied to the City of Vancouver for permission to develop on this site:

- interior alterations and change of use from Retail to Medical Marijuana Related Use (Retail) with:
 - a floor area of approximately 735 sq.ft.; and
 - operating hours of 9:00 a.m. to 11:00 p.m. seven (7) days a week.

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

We welcome your written comments on this application by **September 25, 2017**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Joseph Smallwood**, Project Coordinator at 604.871.6442 or joseph.smallwood@vancouver.ca

Petition Against Development Application No.DP-2017-00872



Property Use Complaint

Case number: 101009803086 Case created: 2017-07-04, 01:38:00 PM

Incident Location

Address: s.22(1) Vancouver, V5P 2A9

Contact Details

Name: s.22(1)
Phone: [redacted] Email:
Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|---------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Smoking |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | |
| 10. | Please verify address of the property (for VanConnect requests only): | |
| 11. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

s.22(1)

Map and Photo

- no picture -

FYA to: Rob Waite
FYI to: Alvin Leung



Property Use Complaint

Case number: 101009912585

Case created: 2017-07-25, 12:00:00 PM

Incident Location

Address: 1440 E 57TH AV, Vancouver, V5P 2A9

Address2:

Location name:

Contact Details

Name:

s.22(1)

Address:

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VANCOUVER, V5P 2G6

Address2:

Phone:

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Email:

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Alt. Phone:

Preferred contact method: Either

Request Details

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| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | Business Concern - Marijuana-related issue |
| 2. | If Other selected or there are multiple issues, provide details: | |
| 3. | If Airbnb or Other Short-term Rental selected, provide details (e.g. noise, parking, short-term rental advertisement): | |
| 4. | If Business or Home-based Business Licence or Business Concern - Marijuana-related issue selected, provide business name: | Health Lifestyles |
| 5. | If Home-based Business Licence concern, provide details (e.g. business type, hours of operation, customers are coming on site): | |
| 6. | If a Rental Unit concern selected, was the landlord advised of the issue? | |
| 7. | If Yes selected, what happened? | |
| 8. | If Sign selected, provide sign size, wording or identifying details: | |
| 9. | Caller's daytime phone number: | s.22(1) |
| 10. | Please verify address of the property (for VanConnect requests only): | |
| 11. | (Don't ask, just record - did caller indicate they want a call back?) | No |

Additional Details

Health Lifestyles has reopened at 1440 E 57th Ave Vancouver and I know that location was refused a business licence for medical marijuana.

Map and Photo

- no picture -

EN

FYA to:

FYI to:

PETITION TO THE NEIGHBOURS OF HEALTH LIFESTYLES DISPENSARY

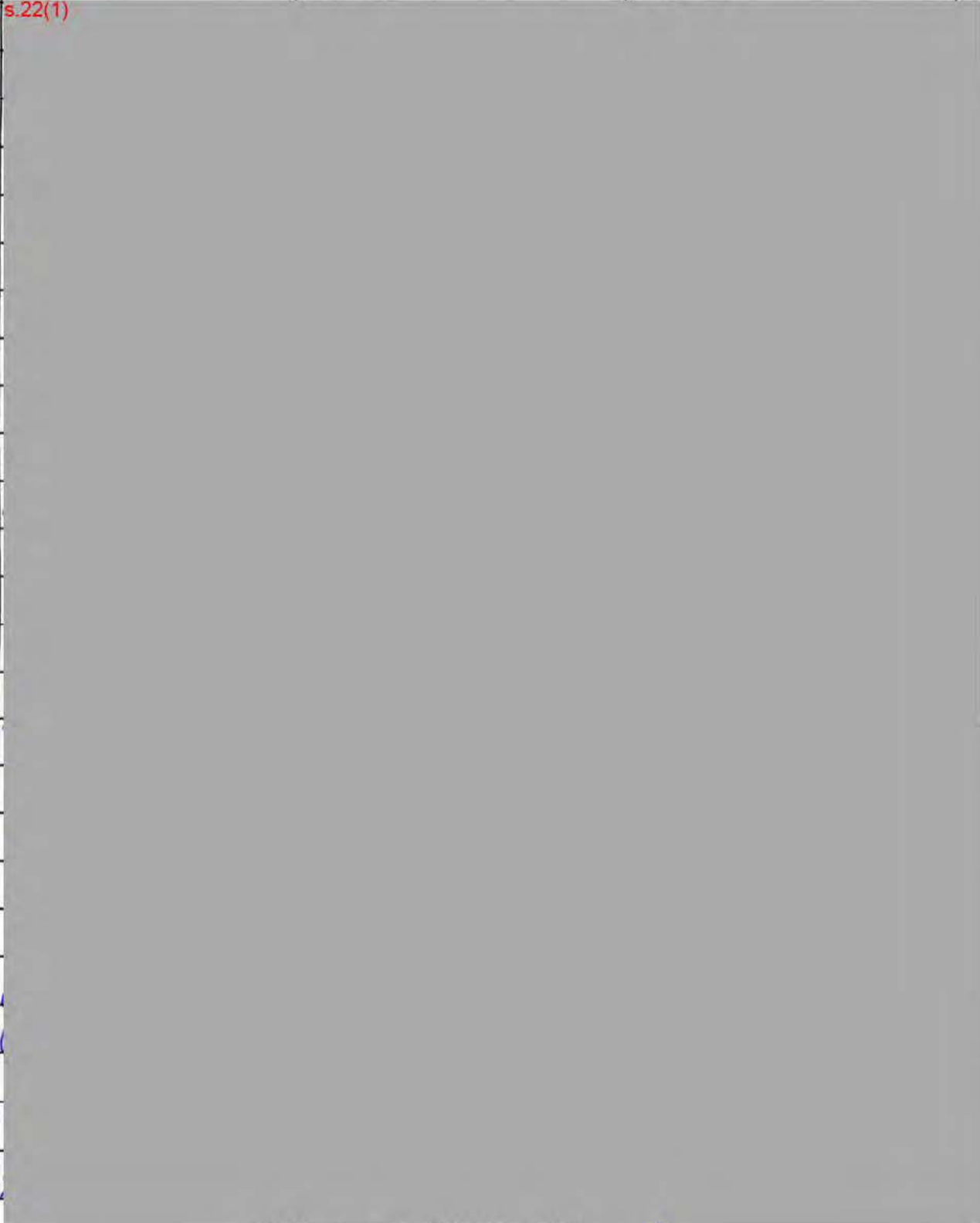
We, the undersigned members of Health Lifestyles Dispensary located at 1440 E 57th Avenue, Vancouver, B.C. petition our neighbours to allow our dispensary to receive a license from the City of Vancouver. We value our relationship with the community and will continue to work to ensure a safe and hospitable environment for all. By allowing this dispensary you ensure that marginalised and sick patients can continue to receive vital medicinal support.

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Date	Name	Address	Signature
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