

File No. 04-1000-20-2016-412

December 8, 2016

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 7, 2016 for:

**In regards to the refusal of Development Permit DE419447, copies of response letters to the Notice of Development Application.**

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 (#04-1000-20-2016-412); 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,

A handwritten signature in black ink, appearing to be 'B. Van Fraassen', with a stylized, flowing script.

Barbara J. Van Fraassen, BA  
Director, Access to Information  
*City Clerk's Department, City of Vancouver*  
Email: [Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
Telephone: 604.873.7999

Encl.

:jb

From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 6/15/2016 6:43:04 PM  
Subject: Application comments

Hi John,

I received a notice in the mail that 211 East 16th has applied to change its existing commercial unit to Medical Marijuana-Related Use.

I also saw online that 210 East 16th has an application as well.

We have a lot of young families, including my s.22(1) in the neighbourhood. There are already marijuana shops close by attracting individuals who are not child friendly.

I am strongly opposed to permitting more marijuana shops to open in Vancouver and especially in my neighbourhood.

Thank you for your time,

s.22(1)

Sent from my iPhone

From:

s.22(1)

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

Date: 6/17/2016 2:09:42 PM

Subject: DE 419447 Develop Application - 211 East 16th Avenue

As the homeowner of s.22(1) I am writing to express my strong opposition to the Development Application from Grateful Med to change the current use of the 211 East 16th Avenue property from retail to Medical Marijuana Related Use.

In reviewing the applicant's history, the application states Grateful Med has been in operation since 2014. In my opinion, this short operating experience is extremely brief and provides little evidence that the company will be a responsible business operator.

As to the need for another marijuana medical business in the neighbourhood, as far as I am aware of, there are two "marijuana" like shops located in close proximity to the proposed site (i.e. one directly across the street on 16th avenue and one across the street at Main and 16th). Additionally, I recall that there is a similar application for another firm, Eggs Canna Inc. for a property located on 210 East 16th Avenue. Please consider the question of "Are four marijuana shops that close together too much?" in your decision. In my opinion, it is too much.

The Main street community area has come a long way since the early 2000s when it was not so nice. I think all the people and homeowners currently living in this community would not like to see a growing, vibrant and family oriented community turn into something else, caused by an influx of people attracted to "marijuana medical shops". Please consider that the proposed location is close to the Simon Fraser elementary school and to Tea Swamp park which is frequented by families with young children. Additionally, increased vehicle traffic will increase safety concerns to people living in the area.

Finally, while marijuana may eventually be legalized, it is currently not considered legal by the Canadian federal government. For the City of Vancouver to approve explicitly such "illegal" venues before the legal framework is cleared up is difficult to understand. I urge caution be exercised before approving further marijuana venues and until the legal framework is established.

For all the above reasons, I urge you to reject the application.

s.22(1)



From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/17/2016 4:15:08 PM  
Subject: DE419447 211 East 16th Avenue

Hi John

Regarding the postcard I recently received on the DE419447 at 211 East 16th Avenue, I do not support the application to change the use from retail to medical marijuana-related use.

Thanks for soliciting public comments.

Regards

s.22(1)

Vancouver BC

From: ["Kitsilano Management Ltd." <kitsmgt@shaw.ca>](mailto:kitsmgt@shaw.ca)

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

Date: 6/14/2016 4:19:56 PM

Subject: DE419447 211 East 16th Marijuana Shop

Dear Mr. Freeman

We are the managers of a commercial property just around the corner on Main Street from this proposed marijuana store and as such we strongly object to it being allowed to locate at 211 East 16<sup>th</sup>.

The property we manage houses a retail coffee shop and we have serious concerns about the type of person a marijuana store may attract to the area and the kind of impact it will have on the coffee shop's business. A reasonable amount of the coffee shop's business comes from the outdoor patio and if people can't sit on the patio without fear of being bothered by people lighting up after a visit to the pot store, they will quit supporting the business.

Our property also houses a medical doctor's office. His business too could suffer if patients choose not to frequent the area because of lingering marijuana smoke and users.

Our rent depends on these businesses being successful. If they suffer, we suffer.

Finally, we remind the city that there is already a marijuana shop across Main Street from this proposed location (3135 Main or thereabouts), probably less than 100 yards away. We should think a second shop in the same immediate vicinity is unnecessary, particularly in light of the city plan to allow only 11 city-wide?

To summarize, we feel a marijuana shop will have a negative effect on the area, be redundant, and we strongly oppose it.

Sincerely  
Dave Erikson  
Kitsilano Management Ltd.

From: ["Lear, Scott \[PH\]" <SLear@providencehealth.bc.ca>](mailto:SLear@providencehealth.bc.ca)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/16/2016 2:40:54 PM  
Subject: DE419447

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Hi John

I just received a notice for development application for DE419447. How will this application be reviewed in the context of application DE420163 which is right next door? From your correspondence with me earlier, I understood that permits were not allowed within 300m of an existing dispensary.

Also, to give my opinion, I'm against the granting of the permit as these operations are illegal as I've been informed by the Vancouver Police Department.

thanks  
scott

Scott Lear, PhD  
Pfizer/Heart and Stroke Foundation Chair in Cardiovascular Prevention Research at St. Paul's Hospital  
Professor, Faculty of Health Sciences, Simon Fraser University  
Professor, Dept. of Biomedical Physiology & Kinesiology, Simon Fraser University  
Member, Division of Cardiology, Providence Health Care  
Healthy Heart Program, St. Paul's Hospital  
180 - 1081 Burrard Street  
Vancouver, BC, V6Z 1Y6  
604-682-2344 ext 62778  
[www.BCATPR.ca](http://www.BCATPR.ca)<<http://www.BCATPR.ca>>

[www.CoHeart.ca](http://www.CoHeart.ca)<<http://www.CoHeart.ca>>

[www.sfu.ca/chs](http://www.sfu.ca/chs)<<http://www.sfu.ca/chs>>

Twitter: @CHS\_SFU<[https://twitter.com/chs\\_sfu](https://twitter.com/chs_sfu)>

Facebook: CHS.SFU<<https://www.facebook.com/chs.sfu>>



From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 5/14/2016 8:40:05 PM  
Subject: DE420163  
Attachments: ATT00001.txt  
ATT00002.txt

Hi John,

I wrote to you about another DE for a marijuana store on Main and now I noticed this one as well. I am not sure what our city is turning into. Does no one want to open a normal retail store or restaurant anymore? There are already two at the corner of 16th and Main!!! See attached pictures. I am strongly against this store from opening. There is already one directly across the street. It's also a bit off main and potentially more risky since it's darker and less walk by traffic. Easier to hide unlawful activities. It's also adjacent to and below residential which means it could interfere with people's quiet enjoyment especially with the late operating hours.

Thank you for your consideration.

s.22(1)

Sent from my iPhone





> On May 6, 2016, at 7:32 AM, s.22(1) wrote:  
>  
> Hi John,  
>  
> I realize I missed the deadline for comments but I just saw this. I was also out of town from s.22(1)  
>  
> I don't think this change of use should be allowed. I am against these medical marijuana facilities especially in areas that are full of young families and children which describes the area where this store is being proposed. These facilities mainly attract shady individuals who don't actually need "medical" marijuana but are simply recreational drug users. I would rather they not come to a vibrant growing area where I often walk with my children.  
>  
> I hope my comments will still be considered despite missing the deadline.  
>  
> Regards,  
> s.22(1)  
> <IMG\_2563.JPG>  
>  
>  
>  
> Sent from my iPhone

From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/20/2016 10:10:16 AM  
Subject: Development Application - 211 East 16th Avenue DE419447

Dear Mr. Freeman

I am again writing to express my objections to granting the permit for a medical marijuana-related use facility at the 211 East 16th Avenue location. My objections remain the same. This is a residential neighbourhood and the shop will be in close proximity to a school and a park with playground. The shop will be below an apartment building and within 50 metres of other residences. A shop with extended opening hours for people to legally buy drugs does not appear to me a sensible nor responsible approach to urban planning. I don't believe you would be allowed to open a pub there and I see no difference other than alcohol is legal.

We already have a plethora of medical marijuana related use sites in Vancouver including Lotusland less than 100 metres away. We also have "Puff" a shop dedicated to cannabis paraphernalia in the same area. We all understand that "medical" is a euphemism for turning a blind eye while legislation catches up, however in the absence of such legislation it is irresponsible to treat this as anything less than a (il)legal way to get high i.e. the standards should be the same as granting a license to sell alcohol.

I strongly object to yet another cannabis shop in my area.

Sincerely,

--

s.22(1)

From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/23/2016 9:50:05 AM  
Subject: Development application DE419447

Mr. Freeman,

I have no objection to the development application for 211 E. 16th Ave.,  
in Vancouver.

I live s.22(1) away from this address, but I have no concerns  
regarding the zoning application.

Sincerely,

s.22(1)

Vancouver, B.C.

s.22(1)

From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 4/20/2016 8:04:08 PM  
Subject: Development application DE420163

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This Is insane. One place across the street and another on Main at 16th so we'll have 3 places within a hundred metres of each other???? Last I heard the city makes a fortune on these places so that's what it's all about. Why do you even ask? Other than legally you have to. It's a done deal and I'm sorry for wasting my time complaining.

Sent from [Outlook Mobile](#)



From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 6/16/2016 12:37:44 PM  
Subject: Development plan DE419447

Hi John,

As expected we just received a notice of zoning application (DE419447) for Grateful Med. As discussed below there is already a Dev plan for another medical marijuana retailer directly across the street, and there is already a Vape shop on Main st at 15<sup>th</sup> and a Pipe shop at Main and 16<sup>th</sup>, how much marijuana retail and paraphernalia does one neighbourhood need? Also I was under the impression that the new by-laws did not permit marijuana retailers to be located within 300 metres of a school, however there is a Montessori school located at Main and 15<sup>th</sup>.

Again, we have nothing against the marijuana movement, one way or the other, but in the interest of diversity in our neighbourhood, it seems counterproductive to have so many marijuana retailers located in such a small area. More retail, restaurants, art galleries, etc would be more beneficial in promoting culture and keeping this area a great place for everyone from young families to seniors.

Thanks for your time

s.22(1)

From: Freeman, John [mailto:John.Freeman@vancouver.ca]  
Sent: April-21-16 8:50 AM  
To: s.22(1)  
Subject: RE: Dev App DE420163

Thank you very much for your email about 208 East 16th Ave. Please note that this application is the only one that has a legitimate application for a permit with the city. The other two nearby are unpermitted and face enforcement after April 29th. One location was given the go-ahead to apply for a Development Permit by the Board of Variance last week but has yet to make an application.

Your letter will become part of the official file for this Development Application (DE420163). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending April 29th 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,

J o h n F r e e m a n Project Facilitator 604 871 6076 [John.freeman@vancouver.ca](mailto:John.freeman@vancouver.ca) Planning & Development Services - City of Vancouver

From: s.22(1)  
Sent: Wednesday, April 20, 2016 7:14 PM  
To: Freeman, John  
Subject: Dev App DE420163

Hello John,

This message is in response to the public consultation for the proposed development application # DE420163, to operate a medicinal Marijuana retail outlet at 208 E 16<sup>th</sup> Ave.

There are a number of issues with this development, not the least of which is the proliferation of medicinal marijuana operations in the city of Vancouver. Do we really need a marijuana retail operation on almost every block? In this particular case there is already a marijuana retail outlet (Grateful Med) across the street from the proposed development at 211 E 16<sup>th</sup> Ave!

Furthermore, there are more than 6 medicinal marijuana dispensaries within 1000 meters radius of this proposed location, that's more marijuana than there are regular convenience stores!

This neighbourhood is home to a lot of children and young families, many churches and community centres, schools and a thriving restaurant and social scene, I don't think it needs *another* marijuana outlet. Does this application even meet the requirements under the new law for marijuana shops? It doesn't appear to since there is the heritage hall community centre, and a Montessori school within 300 metres of the existing marijuana shop (mentioned above) which is in contravention with the new rules.

My family and I are not for or against medicinal marijuana, we're actually pretty indifferent to the whole debate, however we do believe that a vibrant and thriving neighborhood is composed of a variety of shops, restaurants and businesses, in general. We never needed the dispensaries before and now all of a sudden these businesses believe that a marijuana shop is needed on almost every block? Everywhere we walk or drive there is one vape, marijuana, toke, pipe smoke shop after another, aside from all the debate over the benefits / harms to the community and children, it's just boring to see these pot shops all over the place.

Anyway, it's our neighbourhood, and our home and that's our two cents.

Thanks for your time,

s.22(1)

From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 6/14/2016 3:44:29 PM  
Subject: Fwd: Development Application No. DE420163

Dear Mr. Freeman,

As we expected, now the city has two applications for Medical Marijuana Related use stores right across from one another on 16th - No DE420163 and now No DE419447. These two are in addition to the one currently on Main Street just south of 16th.

Our concerns are the same as outlined below, there should not be so many of these operations allowed in such a small area. We also feel the hours are excessive and not in keeping with a business operating for "medical" purposes.

s.22(1)

Begin forwarded message:

From: s.22(1)  
Subject: Development Application No. DE420163  
Date: April 25, 2016 at 2:51:18 PM PDT  
To: [john.freeman@vancouver.ca](mailto:john.freeman@vancouver.ca)

Dear Mr. Freeman,

Regarding this Development Permit for a Medical Marijuana-Related Use at 208 East 16th, we have concerns. There are already three other stores of a similar nature - on 16th and very close by on Main Street. We understand that these other establishments may not be legally operating but I also understand that they have absolutely no intention of leaving. How can we believe that they will go peacefully or they won't just end up being grandfathered in? It's hard to explain these operations to our children - why should there be so many of them.

Our other concern is with the proposed operating hours - every day of the week from 10am to 10pm is excessive. People looking to purchase marijuana for medicinal purposes should be expected to do so within normal business hours, like a doctors office.

If this operation is successful in obtaining a permit, they should NOT be allowed to open until at least the store directly across the street from them is actually closed.

Thank you for your time,

s.22(1)



From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/15/2016 9:04:27 PM  
Subject: medical marijuana shop applications

Dear Mr. Freeman,

A notice was put in my mail indicating that an existing commercial property at 211 East 16<sup>th</sup> Avenue has submitted a medical marijuana-related use application. I live on the s.22(1) of east 17<sup>th</sup> Ave. There is already an existing medical marijuana-related property at 210 East 16<sup>th</sup> Avenue that has submitted an medical marijuana related use application.

There are other medical marijuana shops in the nearby neighbourhoods and I am apposed to having the applications approved for 210 and 211 East 16<sup>th</sup> Ave.

I am strongly opposed to permitting more marijuana shops to open in Vancouver and especially in my neighbourhood.

Sincerely,

s.22(1)

From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/27/2016 12:02:19 PM  
Subject: Notice of Development Application 211 E. 16th Avenue, DE419447

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Dear Mr. Freeman,

We, as a s.22(1) owner, object the change to Medical Marijuana-Related use of the above commercial unit. Just one block away is a playground and a kindergarten. This kind of Marijuana shop should be away from toddlers and babies. Please consider our toddlers health to reject this shop near our playground.  
Thanks.

s.22(1)



From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 6/15/2016 9:41:36 AM  
Subject: Re: 211 East 16th Avenue - DE 419447

Thank you for your prompt reply.

In my opinion, one marijuana-related store in our neighbourhood is already too much. The City of Vancouver must do a better job of licensing and regulating such businesses, so as not to negatively impact neighbourhoods such as ours.

s.22(1)  
Vancouver, BC

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From: "Freeman, John" <John.Freeman@vancouver.ca>  
To: s.22(1)  
Sent: Wednesday, June 15, 2016 10:28 AM  
Subject: RE: 211 East 16th Avenue - DE 419447

Hi s.22(1)

You are correct that there are three dispensary applications in that area. One, at 208 E 16<sup>th</sup> is in a compliant location that has not opened yet, the other two were refused by the City recently and have been open. This applicant appealed to the Board of Variance and were approved to make a full application. Please let us know how you would feel about more than one location within 300m of one another. We will consider this impact in our reviews.

Thank you very much for your email about **211 East 16<sup>th</sup> Ave.** Your letter will become part of the official file for this Development Application (**DE419447**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24<sup>th</sup> 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](mailto:John.freeman@vancouver.ca) Planning & Development Services - City of Vancouver

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From: s.22(1)  
Sent: Wednesday, June 15, 2016 9:59 AM  
To: Freeman, John  
Subject: Re: 211 East 16th Avenue - DE 419447

As a resident who lives in this neighbourhood, my family is against the plan to have another marijuana-related store in this area.

The proposed location for development is just across the opposite corner of Main Street and 16th Avenue, where a marijuana store already exists at 3187 Main Street. 211 East 16th Avenue is also not that far from schools in the area, namely Simon Fraser Elementary School and St. Patrick's Elementary School.

Thank you.

s.22(1)  
Vancouver, BC

From: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
To: ["Kwan, Alice" <alice.kwan@vancouver.ca>](mailto:alice.kwan@vancouver.ca)  
Date: 6/9/2016 9:17:36 AM  
Subject: RE: DE419447 211 E 16th Ave postcard

Thanks!

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**From:** Kwan, Alice  
**Sent:** Thursday, June 09, 2016 10:11 AM  
**To:** Freeman, John  
**Subject:** RE: DE419447 211 E 16th Ave postcard

Here is the one I'm using for 211 E 16<sup>th</sup>. I reformatted it again as the earlier one has 4 bullet points.

---

**From:** Kwan, Alice  
**Sent:** Thursday, June 09, 2016 10:07 AM  
**To:** Freeman, John  
**Subject:** RE: DE419447 211 E 16th Ave postcard

Hi John

Can you use this template for your MMRU postcards. I also changed the DE no on the postcard (you had 419466 which was the "refused" one

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**From:** Freeman, John  
**Sent:** Thursday, June 09, 2016 9:43 AM  
**To:** Kwan, Alice  
**Subject:** DE419447 211 E 16th Ave postcard



From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 5/24/2016 6:05:33 PM  
Subject: Re: DE420163

Thanks for the email. Sure, let me know when it goes back to the board.

Regards,

s.22(1)

Sent from my iPhone

> On May 24, 2016, at 11:07 AM, Freeman, John <John.Freeman@vancouver.ca> wrote:

>

> HI s.22(1)

>

> I did get a number of responses from notified owners within 2 blocks of the application. Most people were confused about the number of dispensaries in the immediate vicinity. As you know this is the ONLY one that is in a compliant location and as such it is the only one the City is allowing to move to a full review (nearing completion).

>

> 211 E 16th, Grateful Med, has now come in with a full application which we will likely have to refuse again for the similar reasons and if the application at 208 E 16th is approved we will refuse it for being too close to another MMRU that is in compliance with the Bylaw. In the end the City is only supportive of one MMRU (dispensary) at least 300m of another.

>

> The dispensary across the street (211 E 16th) was granted an appeal by the Board of Variance because they convinced the Board that our measurement was unclear. The one at 3187 Main, Lotusland, was adjourned by BOV. I'm not sure when it is scheduled to return. I hope that neighbours do attend that BOV meeting to help the Board understand the issue of approving clusters of dispensaries as well as the distancing from schools and community centers. It would be great if you and your neighbours showed up to the appeal hearing to inform the board of the neighbourhood view on the topic. I would be happy to let you know when it is scheduled to return to the Board.

>

> Please give me a call if you want to discuss further.

>

> Cheers,

>

> J o h n F r e e m a n Project Facilitator 604 871 6076

> Planning & Development Services - City of Vancouver

>

>

>

> -----Original Message-----

> From: s.22(1)


> Sent: Monday, May 23, 2016 3:55 PM

> To: Freeman, John

> Subject: RE: DE420163

>  
> Hi John,  
>  
> Are you able to tell me whether you have received a lot of feedback against allowing these or do people not really care? I'm just curious whether people really know because I think the average person doesn't read these DE signs. It's pretty unfortunate. I bet if letters were mailed to all people in the area, there would be a lot more resistance. What is the likelihood of all these pot shops getting their approvals?  
>  
> thank you,  
> s.22(1)  
>  
>  
> -----  
> On Wed, 5/18/16, Freeman, John <John.Freeman@vancouver.ca> wrote:  
>  
> Subject: RE: DE420163  
> To: s.22(1)  
> Date: Wednesday, May 18, 2016, 1:12 PM  
>  
> Hi s.22(1)  
>  
> Thank you very much for your email about 208 East 16th Ave.. Your letter will become part of the official file for this Development Application (DE420163). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending April 29th 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,  
>  
> J o h n F r e e m a n Project Facilitator 604 871  
> 6076  
> John.freeman@vancouver.ca  
> Planning & Development Services - City of Vancouver  
>  
>  
>  
> -----Original Message-----  
> From: s.22(1)  
>  
> Sent: Saturday, May 14, 2016 9:40 PM



> To: Freeman, John  
> Subject: DE420163  
>  
> Hi John,  
>  
> I wrote to you about another DE for a marijuana store on  
> Main and now I noticed this one as well. I am not sure  
> what our city is turning into. Does no one want to  
> open a normal retail store or restaurant anymore?  
> There are already two at the corner of 16th and  
> Main!!! See attached pictures. I am strongly  
> against this store from opening. There is already one  
> directly across the street. It's also a bit off main  
> and potentially more risky since it's darker and less walk  
> by traffic. Easier to hide unlawful  
> activities. It's also adjacent to and below  
> residential which means it could interfere with people's  
> quiet enjoyment especially with the late operating hours.  
>  
> Thank you for your consideration.  
>  
> s.22(1)   
>  
> Sent from my iPhone

From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 6/14/2016 2:35:01 PM  
Subject: Re: development application DE419447

---

Re: development application DE419447

Dear Sir,

We (s.22(1)) strongly oppose to the proposal for medical marijuana-related use. There is already another store nearby.

s.22(1)

From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 6/15/2016 8:10:18 AM  
Subject: Re: Development Application No. DE420163

Just to clarify, there is an exiting marijuana store directly across from these two on the north west corner of 16th and Main and another further south on Main. Bottom line, too many!

Thank you,

s.22(1)

On Jun 14, 2016, at 5:30 PM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Hi s.22(1)

Thank you very much for your email about 211 East 16<sup>th</sup> Ave.. Your letter will become part of the official file for this Development Application (DE419447). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending June 24<sup>th</sup> 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

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From: s.22(1)  
Sent: Tuesday, June 14, 2016 4:44 PM  
To: Freeman, John  
Subject: Fwd: Development Application No. DE420163

Dear Mr. Freeman,

As we expected, now the city has two applications for Medical Marijuana Related use stores right across from one another on 16th - No DE420163 and now No DE419447. These two are in addition to the one currently on Main Street just south of 16th.

Our concerns are the same as outlined below, there should not be so many of these operations allowed in such a small area. We also feel the hours are excessive and not in keeping with a business operating for "medical" purposes.

s.22(1)

Begin forwarded message:

From: s.22(1)  
Subject: Development Application No. DE420163  
Date: April 25, 2016 at 2:51:18 PM PDT  
To: john.freeman@vancouver.ca

Dear Mr. Freeman,

Regarding this Development Permit for a Medical Marijuana-Related Use at 208 East 16th, we have concerns. There are already three other stores of a similar nature - on 16th and very close by on Main Street. We understand that these other establishments may not be legally operating but I also understand that they have absolutely no intention of leaving. How can we believe that they will go peacefully or they won't just end up being grandfathered in? It's hard to explain these operations to our children - why should there be so many of them.

Our other concern is with the proposed operating hours - every day of the week from 10am to 10pm is excessive. People looking to purchase marijuana for medicinal purposes should be expected to do so within normal business hours, like a doctors office.

If this operation is successful in obtaining a permit, they should NOT be allowed to open until at least the store directly across the street from them is actually closed.

Thank you for your time,

s.22(1)



From: s.22(1)  
To: "Freeman, John" <John.Freeman@vancouver.ca>  
Date: 6/21/2016 7:10:35 PM  
Subject: Re: Notice of Development Application

Mr. Freeman,

Regarding a notice I just received for Development permission to change the use of an existing commercial unit from Retail to Medical Marijuana-Related Use at 211 East 16th Avenue (DE419447), how can I oppose this application?

I have strong concerns about this and marijuana use in general (wrapped up in excuses surrounding "medicinal" use).

Thank you.

Regards,

A concerned property owner at the corner of s.22(1)

s.22(1)



From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/14/2016 2:56:13 PM  
Subject: 211 East 16th Ave.


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Hello Mr. Freeman,

We live at s.22(1) and we are not in favour of Grateful Med" to have another Medical Marijuana store in our neighbourhood. There is several already.

Thank you,

s.22(1)

From: ["Kevin Krause"](#) s.22(1)  [>](#)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](#)  
Date: 6/14/2016 4:25:46 PM  
Subject: 211 East 16th Ave DE419447

Mr. Freeman,

As spokesman for the owners of the Newport Apartments located at 150 East 16th Ave and for the Winston Apartments located at 145 East 15th Ave I would like to advise those concerned that we are not in favour of having a Medical Marijuana related business at the above address.

Thank you for your consideration

Kevin Krause  
Property Manager

s.22(1) 

From: s.22(1)  
To: ["Freeman, John" <John.Freeman@vancouver.ca>](mailto:John.Freeman@vancouver.ca)  
Date: 6/22/2016 7:50:29 PM  
Subject: 211 east 16th avenue

Hello,

We reside at 260 east 16th avenue. I am strongly against the application for 211 east 16th avenue to be a medical marijuana related business. With 2 shops within a half block radius I believe the marijuana needs of the community are well served already. Being located on 16th avenue is less desirable than main street as 16th avenue is a thoroughfare to Tea Swamp park, as well as the school/preschool at ontario and 16th. I would prefer the only marijuana business continue to be located on Main street and that this application be denied.

Best regards,

s.22(1)

s.22(1)