

File No.: 04-1000-20-2017-447

November 10, 2017

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of November 9, 2017 for:

Records of neighbourhood complaints regarding DP 2017-00654 at 146 East Hastings Street, Vancouver.

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 (#04-1000-20-2017-447); 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.

:kt

November 8, 2017

Dear Sir and/or Madam:

**RE: 146 E HASTINGS STREET, Vancouver, BC
Development Application Number DP-2017-00654**

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Yours truly,



Joseph Smallwood
joseph.smallwood@vancouver.ca
(604) 871-6442

JS/JS

From: [Smallwood, Joseph](#)
To: [s.22\(1\)](#)
Subject: RE: DP-2917-00654 146 East Hastings Street
Date: Wednesday, November 08, 2017 10:31:00 AM
Attachments: [DP-2017-00654 - 146 E.Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch
Development, Buildings & Licensing
t. 604.871.6442

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

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

From: [s.22\(1\)](#)
Sent: Friday, October 27, 2017 9:25 AM
To: Smallwood, Joseph

Subject: DP-2917-00654 146 East Hastings Street

I am writing with respect to development application DP-2017-00654 at 146 East Hastings Street. As an owner of a property in the area I strongly oppose this application. The last thing the city of Vancouver needs is another medical marijuana retail location.

Regards,

s.22(1)

A grey rectangular redaction box covers the signature area, obscuring the name and contact information of the sender.

From: [Smallwood, Joseph](#)
To: [s.22\(1\)](#)
Subject: RE: Dp-2017—00654
Date: Wednesday, November 08, 2017 10:32:00 AM
Attachments: [image001.png](#)
[DP-2017-00654 - 146 E Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. 604.871.6442



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

From: [s.22\(1\)](#)
Sent: Monday, October 30, 2017 5:16 PM

To: Smallwood, Joseph
Subject: Dp-2017—00654

Hello,

Just wanted to let you know that I'm against this project.. Putting a medical marijuana store in an already impoverished low income drug area is horrible.

Leave it a retail store and hope that a good company moves in and help gentrify the area.. Not make it worse.

Thanks

s.22(1)

From: [Smallwood, Joseph](#)
To: [s.22\(1\)](#)
Subject: RE: DP - 2017-00654 objection to proposal
Date: Wednesday, November 08, 2017 10:32:00 AM
Attachments: [image001.png](#)
[DP-2017-00654 - 146 E Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. 604.871.6442



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

From: s.22(1)
Sent: Thursday, November 02, 2017 5:04 PM
To: Smallwood, Joseph; Ng, Louis
Subject: DP - 2017-00654 objection to proposal

Hello,

*I do NOT support having Eden Medicinal leasing the space at **146 east Hastings st Vancouver.***

They currently have an outlet on Pender st and i feel this not needed in such a problematic block of the DTES.

If they were to hire a licensed independent professional security guard for the time they are open then it could be acceptable. However I feel Eden will not enforce this over a period of time as Leases can be loosely interpreted and not well enforced. I know as i am a commercial Landlord myself, and it is very hard to enforce such a condition everyday and control what they do without creating problems between Landlord and Tenant relations therefore I could see this idea of security eventually being overlooked and ignored.

They have also mentioned they will contribute money towards the strata account , my feeling is it will not be worth the headaches they can potentially create. Id rather see the premises remain empty until a more appropriate Tenant rents the space.

A similar medicinal outlet began operation at 1080 Mainland st Vancouver this year, and a colleague of mine who has an office in same building has mentioned to me the common areas have been broken into several times to gain entry to the rear of the medicinal outlet, to the extent they cut an access hole thru the drywall to gain entry, plus intercom/door lock damage etc. My colleague said the property damage began, and continues, the same time they moved in.

As it is, we are having huge problems with COV trying to manage the 100 block of east Hastings and this proposal I can not see helping to clean up the block.

We want to move forward not backwards.

I purchased my property in this development based on the fact that pharmacies/ drug stores or convenience stores were not allowed to lease out the ground floor.

I feel it will have a negative impact on my ability to sell the apartment in the future. I am aware that insite is over the road, and I am hoping that one day it will be relocated.

Eden are now trying for the second, or maybe third time to have an outlet in our building.

Please dont allow this to continue to happen.

s.22(1)



vancouver

From: [Smallwood, Joseph](#)
To: s.22(1)
Subject: RE: Eden Medicinal Development Application for 146 East Hastings Street DP-2017-00654
Date: Wednesday, November 08, 2017 10:33:00 AM
Attachments: [DP-2017-00654 - 146 E. Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch
Development, Buildings & Licensing
t. 604.871.6442

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

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

From: s.22(1)

Sent: Sunday, November 05, 2017 10:39 AM

To: Smallwood, Joseph

Cc: Ng, Louis

Subject: Eden Medicinal Development Application for 146 East Hastings Street DP-2017-00654

Mr. Smallwood,

Please find attached my written response to Eden's proposed use of 146 East Hastings Street. As an owner of a unit in this building I am strongly opposed to the location of marijuana dispensing retail outlet in my building for reasons described in my letter.

Please contact me if you require further information or any clarification.

Sincerely,

s.22(1)



From: [Smallwood, Joseph](#)
To: [s.22\(1\)](#)
Subject: RE: Development Application DP-2017-00654 146 East Hastings Street, Vancouver,
Date: Wednesday, November 08, 2017 10:33:00 AM
Attachments: [image001.png](#)
[DP-2017-00654 - 146 E Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. 604.871.6442



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

From: s.22(1)
Sent: Sunday, November 05, 2017 11:44 AM
To: Smallwood, Joseph
Subject: Re: Development Application DP-2017-00654 146 East Hastings Street, Vancouver,

Re: Development Application DP-2017-00654
146 East Hastings Street, Vancouver,

Dear Mr. Smallwood,

My name is s.22(1) I am an owner in s.22(1) 138 E Hastings – the Sequel building. I am writing you in regards to the application to provide Eden with a business license.

I wrote a letter to Mr. Freeman to against application DE420249 (Eden Medical One Society) on June 23,2016. Then, Eden withdrew his application as most of owners were against it. But, recently, I heard Eden sent an application to city again to apply for this business in our building. That's why I sent my letter again to express my view. Thank you in advance for the opportunity to provide feedback for all of our building owners and residents.

I am opposed to this application within a mixed-use commercial/residential building and against this application slated for this specific location. Here are the reasons below:

1. The city's bylaws prevent dispensaries from locating within 300 metres of schools, community centres or other dispensaries, thereby curbing concentration in any one neighbourhood. Eden is about 50 meters from Carnegie community center which is located at 401 Main Street.
2. UBC Learning Exchange Centre is just on Main Street close to Hastings and SFU Centre is not far away from Eden store. I am concerned it would be too convenient for students to access drugs and potentially become addicted drug users. This is not good for young students (some of them are under 18 years old). City should keep marijuana out of the hands of the these young and vulnerable.
3. The Sequel building is an affordable housing community with many low income Chinese seniors. Everyone living and owning in this building want to see positive change in this area. Eden threatens this positive change by taking advantage of the vulnerable and disrespected. Most of residents are against having a marijuana dispensary in the buildng and yet Eden continues to apply again to develop this store.
4. Eden store is applying for 8am-10pm 7days a week. It will negative affect all residents living above the site especially the old Chinese serious and encourage loitering and social issues in and around the building. s.22(1)
s.22(1) Late night noise is already a problem. I believe it will get much worse.

5. This store will add additional health issue resulting from the exposure to secondhand marijuana smoke and fumes. It will increase noise, fires, unsafe around or in the building as most of drug users will smoke and hang around outside of Eden store.

6. The building insurance or individual apartment insurance may cost more than regular residential building because of additional risk from smoke fire or other potential liability issues.

7. The smell of Marijuana will go to street and into our building whenever the store is open. Eden has never addressed issues of smell or negative impact that their business will bring to the Sequel building. The medical marijuana dispensary 'The Healing Tree' at 512 Beatty Street has caused a negative impact and devaluing to the loft building above according to strata and residents in that building. Issues of pungent marijuana smell, customer loitering and the negative impact on other potential businesses who could occupy neighbouring commercial space have been issues. We do not want these issues at The Sequel again!

8. Other Retail store (for example: coffee shop...) is on the ground floor of our building will be benefit for most of people who live or walk by. Eden Marijuana store is only benefit for the drug users and store's owners.

9. I want my home to be peaceful, safe and healthy as the same as other people living in their homes. I do not want my home exposed to extra noise, smoke, smells, and outside commotion sometimes violet (again, as I said especially since s.22(1) a store that is open long hours every day). If this store opens, my s.22(1)

I do not want to have a marijuana dispensary on our ground floor open for business. I hope city regulates where the dispensaries are located to protect our neighbourhood and the people who want to make this area our home. We want a safe and peaceful place for our kids, seniors and ourself.

I hope the City is concerned about all of the residents, guests, employees and others associated with a multi-unit property and understand the health, safety and fire risks related to smoking and exposure to secondhand smoke, reject Eden's application and deny the applicants request.

I hope City address the issue of the store location based on the existing rules and the wishes of the resident and owners of the immediately affected building and will use all existing enforcement tools in hand to ensure compliance with the bylaws.

I hope City denies this application. Eden does not respect our building, residents or the community. There is a lot of money on the line for the owners of Eden and it will be made on the backs of the vulnerable and impoverished while negatively impacting those residents such as myself who have invested living in the DTES.

Thank you very much for your consideration. Please me know if you require any further information from me as I would be happy to discuss this further.

Your sincerely,

s.22(1)

s.22(1)

Email: s.22(1)

From: [Smallwood, Joseph](#)
To: s.22(1)
Subject: RE: Proposed Eden
Date: Wednesday, November 08, 2017 10:34:00 AM
Attachments: [DP-2017-00654 - 146 E.Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch
Development, Buildings & Licensing
t. 604.871.6442

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

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

From: s.22(1)

Sent: Sunday, November 05, 2017 7:40 PM

To: Smallwood, Joseph

Subject: Proposed Eden

Good Afternoon Mr. Smallwood,

I am the owner of s.22(1) 138 East Hastings St (Sequel 138). I would like to officially express my objections to having Eden Medical Marijuana open a location in the retail spaces of 138 East Hastings St. I am familiar with Eden Medical Marijuana company and do not feel they possess the professionalism to protect the building from the inherent problems associated with this type of business. I stand with those opposed to the plan. However I do wish to be anonymous, please do not cite me personally or use this letter in a public forum.

Regards,

s.22(1)

From: [Smallwood, Joseph](#)
To: s.22(1)
Subject: RE: DP-2017-00654
Date: Wednesday, November 08, 2017 10:34:00 AM
Attachments: [DP-2017-00654 - 146 E.Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch
Development, Buildings & Licensing
t. 604.871.6442

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

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

From: s.22(1)

Sent: Monday, November 06, 2017 4:26 PM

To: Smallwood, Joseph

Subject: DP-2017-00654

Mr. Smallwood,

I am an owner in the building **s.22(1)** East Hastings Street and would like to voice my opposition to Eden Medicinal's development application on this site.

I am concerned about the addition of a dispensary in an area with prevalent drug use already. I do not believe that allowing this application to proceed would be conducive towards the city's plan for solving the current drug situation, especially in and around the proposed location.

In addition, there are already two other dispensaries within a two block radius of the proposed site: The Farm Dispensary at 369 Columbia St, and The Dub Dispensary at 130 East Pender St. I feel it's unnecessary in allowing a third such dispensary to be built within such a short distance from these other ones.

There are numerous complaints and concerns about the current drug use and its effects in and around the building. Noises at all hours, needles strewn about both inside and outside the building, and the various activities that those with heavy drug use precipitate can be alarming already. I feel that adding a dispensary to the area would only be enabling more such incidents.

Thank you for your time.

--

s.22(1)

From: [Smallwood, Joseph](#)
To: [s.22\(1\)](#)
Subject: RE: Development application DP-2017-00654 for 146 East Hastings St
Date: Wednesday, November 08, 2017 10:34:00 AM
Attachments: [image001.png](#)
[DP-2017-00654 - 146 E Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. 604.871.6442



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

From: s.22(1)
Sent: Monday, November 06, 2017 8:16 PM
To: Smallwood, Joseph
Subject: Development application DP-2017-00654 for 146 East Hastings St

Dear Mr. Smallwood,

I reside at s.22(1) 138 East Hastings St. I'm aware that Eden Medicinal has applied to the City of Vancouver for permission to open a Medical Marijuana business on the ground floor of the building - which construction was partly financed by the BC Ministry of Housing & includes affordable housing- and I'd like to share with you and the City of Vancouver my reasons for once again opposing Eden's application.

First, the City of Vancouver's website (<http://vancouver.ca/news-calendar/city-receives-176-applications-for-medical-marijuana-related-businesses.aspx>) states that

"Medical marijuana-related businesses are only allowed to operate:

1. In certain commercial zones
2. **At least 300 m from:**
 - Schools *
 - **Community centres ***
 - Neighbourhood houses *
 - Youth facilities that serve vulnerable youth
 - **Other marijuana-related businesses ***"

I'm confused as to why Eden's application wasn't immediately declined because it's proposed store's location at 148 East Hastings St is: (1) Less than 300 m from the Real Compassion Society at 151 East Hastings Street (<https://foursquare.com/v/the-real-compassion-society/517c2ccbe4b03bbd791a0cc9>), another Marijuana-related store, (2) Less than 300 m from the Carnegie Community Centre at 401 Main St (<http://vancouver.ca/parks-recreation-culture/carnegie-community-centre.aspx>). & (3) only a few blocks from another cannabis store, Farm Dispensary, at 369 Columbia St.

Second, I'd also like to point out the current drug epidemic that plagues the few blocks near Main & Hastings & in the heart of the store's location. As a full-time resident of the DTES, I'm constantly in dread of the used needles strewn in front of the building & the alley behind, drug-users urinating & defecating in front & back of the buildings, the several attempted break-ins & petty thefts of owners' property & the sight of drug users shooting needles in front & back of the building. What this block of the DTES does not need is one more drug store opening just across from InSite.

Third, aside from the Carnegie Community Centre. there's a lack of space spaces for aboriginal & vulnerable youth in the DTES. By not allowing a drug-related business to open at Sequel, the

city will ensure that disadvantaged youth will have additional safe spaces to take refuge in.

Last, should Eden be allowed to open, it's business of selling drugs would discourage other businesses - such as subsidized daycare centres, cafes, offices, etc. which types of services would do more to revitalize the DTES than any Marijuana store could possible do - from coming to the DTES.

I propose that you & other Council Members take a tour of the proposed business site & the immediate area surrounding the store to experience first-hand the daily struggles that the residents of Sequel face in living in Vancouver's most infamous block.

I thank you very much for considering my feedback on Eden's application & I hope that the City of Vancouver will soundly reject Eden's application. May I suggest that Eden look at other locations - such as in Shaughnessy, Kerrisdale & Point Gray - that could better handle an influx of drugs & which neighbourhoods would be more suited for its business.

Sincerely,

s.22(1)

From: Sequel 138 <sequel138hastings@gmail.com>
Sent: June 18, 2016 1:52 PM
Subject: SEQUEL 138: IMPORTANT DEVELOPMENT UPDATE

Dear SEQUEL 138 owners;

As Strata, we would like to inform you that the *City of Vancouver* has mailed informational postcards (shown below) to all units within the area as notification of a development application **DE420249** proposed for our building.

Owners, residents and the wider community are encouraged to provide feedback before June 24th, 2016.

Written comments should be emailed to John.freeman@vancouver.ca or 604-871-6076 before a decision is made this Thursday, 24th June.

More information and updates can be found at the following address:
www.vancouver.ca/devapps

NOTICE OF DEVELOPMENT APPLICATION

138 East Hastings Street
DE420249



June 9, 2016

Eden Medicinal One Society has applied to the City of Vancouver for permission to change the use of this existing commercial unit from Retail to Medical Marijuana-Related Use. The proposal includes the following:

- change of use from Retail Store to Medical Marijuana-Related use;
- proposed floor area of approximately 480 square feet; and
- proposed operating hours Monday to Sunday 8am – 10pm

Under the site's DEOD 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 June 24, 2016. For more information and updates, visit: vancouver.ca/devapps

Or contact John Freeman, Project Facilitator at 604-871-6076 or john.freeman@vancouver.ca

--

Thanks,

Your Strata Council.

[Redacted signature area]

From: [Smallwood, Joseph](#)
To: [s.22\(1\)](#)
Subject: RE: Eden cannabis dispensary proposed for The Sequel (138 E Hastings)
Date: Wednesday, November 08, 2017 10:34:00 AM
Attachments: [image001.png](#)
[DP-2017-00654 - 146 E Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. 604.871.6442



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

From: s.22(1)

Sent: Tuesday, November 07, 2017 2:01 AM

To: Smallwood, Joseph

Subject: Eden cannabis dispensary proposed for The Sequel (138 E Hastings)

Dear Mr. Smallwood,

I'm an owner at The Sequel building (138 East Hastings), and I understand my strata council informed the City that The Sequel endorses renting a commercial unit to a company called Eden to run a cannabis dispensary. I would like to state that the strata council failed to provide any mechanism for consultation with owners and as owners have just learned of this endorsement made by the council, numerous people are expressing their discontent, and their concern that one of our strata council members is a co-owner of the proposed dispensary, placing him in a blatant conflict of interest situation.

As an owner in the building, I am opposed to a dispensary being licensed to run in this location.

Thank you for the opportunity to share my view on this matter.

Sincerely,

s.22(1)

From: [Smallwood, Joseph](#)
To: s.22(1)
Subject: RE: Regarding Rezoning application DP-2017-00654 (Eden Medicinal at 138 East Hastings Street)
Date: Wednesday, November 08, 2017 10:35:00 AM
Attachments: [image001.png](#)
[DP-2017-00654 - 146 E Hastings St - Renotification.pdf](#)

Good morning,

Please refer to my postcard dated October 23, 2017, regarding the application to provide interior alterations from Retail Store to Medical Marijuana-Related Use at this existing mixed-use building.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on October 25, 2017, and was refused for the following reason(s):

- The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- Objections have been received from neighbouring property owners;
- The proposed use is unsatisfactory at this location;
- Any further applications made to the City must be prepared in a clear and concise manner, explicitly showing the proposed development with all the necessary and relevant information.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Thank you.

Cheers,

Joseph Smallwood | Project Coordinator – Development Review Branch

Development, Buildings & Licensing

t. 604.871.6442



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

From: s.22(1)

Sent: Tuesday, November 07, 2017 3:46 PM

To: Smallwood, Joseph

Subject: Regarding Rezoning application DP-2017-00654 (Eden Medicinal at 138 East Hastings Street)

Good afternoon Joseph,

I hope your day is going well.

As a current owner of a residential unit at Sequel 138 (138 East Hastings Street), I would like to send in my **Opposition** on this re-zoning application.

I believe this application was rejected before for the good reasons. There are multiple reasons however, the essential ones have to do with the well-being for the residents in the building and the nature of this neighborhood.

Although I recognize that Eden is a legal business, I don't believe it is the right business that should be introduced to this building for the following reasons:

1. While some of the marijuana smokers in this building supported this business, people who do not use marijuana are subjected to serious impacts if this application was passed. Sequel 138 is an affordable housing development. Due to its low construction cost, the building doesn't provide the best design consideration and materials including its ventilation systems. My unit **s.22(1)**, there are all sorts of smells come to my unit including marijuana smell. During the time I live at the building, there were many days I woke up in the smell of marijuana that got transmitted to my unit through ventilation system. For someone who is sensitive to this smell, it affected my mood that day and there is **No Way of Getting Rid of the Smell**.

It is one of the reasons I moved out of the building and I'm renting now. I know people who used to own a unit had recently sold their unit that also suffered from this smell.

I certainly hope the condition will get better in the future in this neighborhood and this building. I believe this is what the city of Vancouver wants to see as well. However, I don't see adding a marijuana shop on in this building will improve the living conditions for the residents at Sequel who already suffer from the smell.

Introducing marijuana to this building is no different than forcing a non-cigarette smoker to accept **passive smoking**.

There is a reason that this building is not zoned for such business... **similar to restaurant business, smell is a factor that will affect people's standard of living significantly**.

2. Our block is the most problematic block of city of Vancouver. I understand that the city is intended to 'clean up' the block and our building, in a way is a pioneer. **I think the right business will act as a good anchor and set the tone for the character of the future business in this neighborhood. Similar to alcohol and liquor store, even though marijuana is legalized, I don't believe they are best suited for this location.** This is not a

neighborhood with responsible users of recreational drugs.

There were good reasons for the original zoning restrictions. I believe they are sensible considerations and we should stick to it.

Thank you very much for your attention. If you have any further question. Please do not hesitate to reach me via email or my phone.

Regards,
s.22(1)