

File No.: 04-1000-20-2018-121

March 22, 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 February 27, 2018 for:

Copies of objections received from neighbouring property owners regarding Mount Pleasant Medicinals at 45 West Broadway with permit number DP-2017-00110 from November 29, 2016 to June 7, 2017.

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 (#04-1000-20-2018-121); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

:pm

Hicks, Claudia

From: s.22(1)
Sent: Saturday, May 20, 2017 9:15 AM
To: Hicks, Claudia
Subject: Comment on development application

I am writing to comment on the Notice of Development Application for 45 West Broadway (DP-2017-00110). As a resident in the local area s.22(1) I strongly oppose the proposal to approve a Medical Marijuana use for this property. There are already four such businesses along the Yukon-to-Main corridor; there is absolutely no need for yet another one. This is a neighbourhood with families, children, and professionals, and we need diverse services and amenities that respond to the practical needs of the people who live here. However profitable it may be, yet another marijuana-related business is completely superfluous here and will continue to crowd out the services that residents actually need.

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Monday, June 05, 2017 3:29 PM
To: Hicks, Claudia
Subject: Pot shop

Hi Claudia,

I'm writing to you re: the development application for 45 W Broadway.

I disagree with the application. When I purchased my condo s.22(1) 5 years ago, the pot shop was not there. Had it been, I wouldn't have bought here. It brings the neighbourhood down. Lots of shady/homeless people loitering around.

They are operating illegally and the city isn't doing anything to shut them down or fine them.

I hope you take resident comments seriously. This is not good for the city and all the neighbourhoods, many with young families.

s.22(1)

Sent from my iPhone

Hicks, Claudia

From: s.22(1)
Sent: Friday, June 16, 2017 9:54 AM
To: Hicks, Claudia
Subject: re DP 2017-00110 45 w. broadway

re the above change of use to Medical Marijusana-related use.

i am just a concerned citizen, was this application approved?

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Monday, June 05, 2017 9:36 PM
To: Hicks, Claudia
Subject: Fw: Notice of development - 45 West Broadway DP-2017-00110

To: claudia.hicks@vancouver.ca
Subject: Notice of development - 45 West Broadway DP-2017-00110

Hi Claudia,

I do not like any such change to give permission, regarding selling of Marijuana at an existing Medicinal store.

I do not approve in this area, specially when it is surrounded with residential area. Moreover it effects our property value.

Thanks,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Friday, May 26, 2017 2:23 PM
To: Hicks, Claudia
Subject: 45 West Broadway DP-2017-00110

Hello,

I'm strongly opposed to the change of a retail store to a medical marijuana unit on 45 West Broadway. My reasons include but are not limited to the following:

- These establishments attract marijuana smokers who then tend to stick around the neighborhood and smoke on park benches, exposing my daughter to second hand marijuana smoke.
- These establishments also attract economically disadvantaged people and who knows what are the effects on crime. I understand that the effects have not been determined and that worries me.
- Most importantly, there are already too many of these establishments in this area and it would be better for the neighborhood if we had a diverse selection of retail space for all to use.

I live at s.22(1)

Thanks

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Monday, June 05, 2017 4:46 PM
To: Hicks, Claudia
Subject: 45 W. broadway development

Hi Madam,
I don't like the new Medical Marijuana selling on the Med. store.
I'd like to stop this development.

Thanks,
s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Friday, May 19, 2017 5:58 PM
To: Hicks, Claudia
Subject: 45 West Broadway - development application

Hello Claudia,

Good afternoon.

I would like to comment on this application - REJECT, please kindly visit the link below to see the effects of taking marijuana, wrong decision to allow any kind of related-use business/activities in the city.

<http://www.thestandard.com.hk/section-news.php?id=182665>

Thanks for your attention.

Have a nice day.

s.22(1)

Hicks, Claudia

From: Kathy Tuulos <KTuulos@lowtideproperties.com>
Sent: Friday, May 26, 2017 2:49 PM
To: Hicks, Claudia
Subject: Reply letter - Notice of Devt App - DP-2017-00110
Attachments: 26-May-17 CoV - Notice Of Development App - Reply Letter.pdf

Hi Claudia,

Please find attached our reply letter in response to the Notice of Development Application (DP-2017-00110).

Would you like me to put an original copy in the mail?

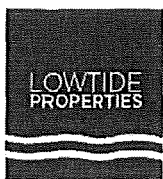
Thank you,
Kathy



Kathy Tuulos
Senior Property Manager
600 – 21 Water Street
Vancouver, B.C. V6B 1A1
Direct: 778 945 3200
Cell: 604 808 7454
www.lowltideproperties.com

For after-hours emergencies please call 1 888 221 5586

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LOW TIDE PROPERTIES LTD.
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Vancouver, B.C. V6B 1A1, Canada
Tel: (604) 727-7232
info@lowtideproperties.com
www.lowtideproperties.com

May 23, 2017

Claudia Hicks, Project Coordinator
Development, Buildings & Licensing
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Claudia:

Re: Notice of Development Application – 45 West Broadway; DP-2017-00110
Change of Use From Retail Store to Medical Marijuana-Related Use

We are in receipt of the Notice of Development Application for 45 West Broadway (DP-2017-00110), wherein Mount Pleasant Medicinal has applied to change the use of this commercial unit from Retail to a Medical Marijuana-Related use.

Low Tide Properties Ltd. owns and manages two neighbouring properties, located at 120 East Broadway and 333 East Broadway, along with several other properties in the area. Together with the City of Vancouver, our neighbouring property and business owners, we envision a community that welcomes families, supports local and entrepreneurial businesses, promotes environmental sustainability and supports the arts.

It is therefore our recommendation that this application be denied due to the negative impact this use will have on the local businesses and the community as a whole.

Throughout our experience as property owners and managers, we have seen that medical marijuana related uses have a detrimental impact on both the property itself and the neighbourhood in which it resides. Vandalism and property crime, as well as public use of marijuana, increase. It becomes more difficult to lease premises that neighbour marijuana-related uses, resulting in higher vacancy and lower property values. As the medical marijuana industry remains highly unregulated, we are concerned that the risk of adding such uses to vibrant communities such as Mount Pleasant is too high.

Hicks, Claudia

From: s.22(1)
Sent: Sunday, May 28, 2017 9:37 PM
To: Hicks, Claudia
Subject: DP-2017-00110

We all know that medicinal marijuana use is by and large a farce and that this proposal will only increase the number of pot heads in the neighbourhood. Mt. Pleasant is a newly gentrified area that will only be dragged down by this proposal. This business will also negatively affect real estate value, most notably the Elements Building. I am vehemently opposed to this proposal.

Hicks, Claudia

From: s.22(1)
Sent: Tuesday, May 23, 2017 1:41 PM
To: Hicks, Claudia
Subject: Mt pleasant medicinals change of use request

Hello Ms. Hicks,

I received your notice of development application for 45 West Broadway. I would like to express my concern at the number of "medical" marijuana dispensaries in our neighbourhood and others around the city. I have a young child who will be walking in this area. I think it encourages an undesirable element in the area and may effect the surrounding businesses due to a higher risk of crime with the cash-only nature of many dispensaries. It also increases the number of people walking or driving around intoxicated in our neighbourhood which decreases our personal safety and fills our parks and public spaces with people using drugs after picking them up at such stores. The claims that this is exclusively medicinal are ridiculous when most of the sales go to recreational users who make up a medical issue to gain access. My family opposes this land use.

Sincerely,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Saturday, May 20, 2017 8:48 AM
To: Hicks, Claudia
Subject: Development Application for 45 W. Broadway

Dear Ms. Hicks,

I am writing to voice my opposition to the change of use application for 45 W. Broadway. I live with my family three blocks away from this location. In recent years, Broadway between Cambie and Main has been flooded with medicinal marijuana shops. I have had to explain multiple times to my child what those "shops with the leaves" are and why we now more often have people smoking pot on the bench outside our house. Mount Pleasant is home to many families, and the parents I know are having similar conversations with their children from toddler age on up.

I don't dispute legal adults' right to use marijuana. However, there are already at least four medicinal marijuana shops on the stretch of Broadway between Cambie and Main. There is, in fact, an existing marijuana shop just two doors down from 45 W. Broadway. No one is suffering from lack of marijuana in this area.

Marijuana is not just another thing sold in a store; it's a drug and a highly regulated substance whose consumption is illegal for children. At some point, we need to balance the ability to sell this drug with the rights of families not to have those drugs constantly in our childrens' faces. There's a daycare a block and a half away from this location and playgrounds within two blocks on either side as well (10th & Manitoba, Jonathan Rogers Park). We don't need yet another medicinal marijuana store in the neighbourhood.

I hope that you will recognize the need for that balance and will deny this application.

Sincerely,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Thursday, June 01, 2017 2:41 PM
To: Hicks, Claudia
Subject: Objection of DP2017-00110 45 West Broadway

Dear Claudia

We are Shandong Natives Association of B.C. property owner of 1-5 E Broadway, Vancouver. We object to the above mentioned Development Permit.

Having a marijuana store in our neighbourhood will have an **adverse effect** to our operation and our tenants' business.

It will increase crime activities and deter our members and our tenants customers from coming to our neighbourhood. This will have an adverse effects on our property values. Our association relays on rental incomes to services to our members, to support our communities and other charitable organizations.

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

Sincerely

s.22(1)

s.22(1) of Shandong Natives Association of B.C.

Sent from my iPhone

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, May 24, 2017 10:14 AM
To: Hicks, Claudia
Subject: Re: DP-2017-00110

My address is s.22(1) Vancouver.

On 24/05/2017 10:10 AM, Hicks, Claudia wrote:

> Hi s.22(1)
> Thank you for your comments, they will be considered as part of this applications' review. Could you please include your address? All comments are confidential.
>
> Claudia Hicks
> Project Coordinator - Development Review Branch Development, Buildings
> & Licensing
> 604.871.6083
>
>
>
> 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, May 22, 2017 8:17 PM
> To: Hicks, Claudia
> Subject: DP-2017-00110
>

> Dear Ms. Hicks,

>
> I am not in favour of this change of use. I live in the area and walked along Broadway between Cambie and Main to document my impression that we have loads of these places around here already. There are at least 4 other marijuana-dispensing outlets along there, at 258 W, 223 W, 21 W and 109 E Broadway, the latter with a strong smell of marijuana smoke emanating from it. In addition, 250 W. Broadway is an E-Vape place where marijuana is quite possibly vaped or sold. We don't need another outlet, just like we wouldn't need 5 or 6 liquor stores along there.
>

> Best regards,

> s.22(1)
>
>

Hicks, Claudia

From: s.22(1)
Sent: Monday, June 05, 2017 4:14 PM
To: Hicks, Claudia
Subject: Notice of development - 45 West Broadway DP-2017-00110

Hi Claudia,

I got a letter regarding selling of Marijuana at an existing Medicinal store.

I do not approve of this in my area.

Thanks,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Thursday, June 01, 2017 9:53 PM
To: Hicks, Claudia
Subject: 45 W Broadway - DP-2017-00110

Hi Ms. Hicks,

I am a local resident who received a Notice of Development Application in relation to 45 W Broadway - DP-2017-00110, which is where I obtained your email address.

I oppose the change of use from Retail Store to Medical Marijuana-Related use. Please note that this site has been used for Medical Marijuana-Related use for some time now and therefore has not been and continues not to be in compliance with the use of the commercial unit.

This establishment does nothing to enhance the area or to provide a service that the residents of this area require, request or need. It does not provide a meeting place for social interactions in the way that a cafe or brewery would and it does not add convenience to the area in the way that a retail store would. Instead it brings air pollution in the form of marijuana stench and hours each week of its staff and customers standing on W Broadway with hacking coughs. I live in an apartment building across the street and can hear the staff coughing over the traffic noise and through closed windows and doors. This area already has multiple Marijuana dispensaries, vape stores and the like and there is no need for another establishment that dispenses Marijuana and especially one that provides premises on which to smoke it.

I also note that on the Notice of application and on your website that the proposed operating hours of the applicant are 8am - 10pm Monday to Friday, however I note that on the information at the site itself this states Monday to Sunday. This is a key discrepancy and should the application be for Monday to Sunday rather than Monday to Friday, then I assume that the Notice of Development Application forms will need to be re-sent to all neighbours or the applicant will need to be constrained to Monday to Friday trading, if successful.

I am more than happy to discuss this further.

Thank you,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Monday, May 29, 2017 12:14 PM
To: Hicks, Claudia
Subject: RE: Notice of Development Application - 45 West Broadway - DP2017-00110

Dear Claudia:

Sorry we haven't written this sooner, but we just got back from 3 weeks away.

We feel opposed to the application regarding the proposal to change the retail store at 45 West Broadway to a medical marijuana store.

Looking at a Vancouver map with medical marijuana dispensaries, there are many stores within close proximity to the proposed new location. While in principal, we are not opposed to these stores, we do not see why the city should change zoning when there is no obvious need for another medical marijuana store.

Driving down Broadway, there are many such stores within easy access (as well as ones on Cambie Street and Main Street). If the business owner desires to start up such a business, they should have to relocate to a spot where zoning allows for it.

We can think of no good reasons why rezoning should be allowed. Maybe we are missing some vital information. From our perspective, as residents of this neighbourhood, stores like pay day loan companies, tattoo parlours and pot shops do not bring up the value of a neighbourhood, but rather impacts the neighbourhood negatively.

Thank you for listening to our concerns.

Many thanks,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Monday, June 05, 2017 8:22 PM
To: Hicks, Claudia
Subject: DP-2017-00110 (Another Medical Marijuana-Related use application)

Hello Claudia!

I refer to the above notice received via mail from the City with regards to an application to turn 45 West Broadway from retail to yet another medical Marijuana-Related use site.

There are currently multiple store fronts along Broadway that are currently related to Marijuana distribution/sale, medical or otherwise. Just along the stretch of Broadway between Cambie to Fraser alone (which also happens to be same stretch this current application is for), there is no shortage of such marijuana related sites, some within a stones throw of each other.

I appeal to the better judgement of the City - there is no need for another such site along this stretch of Broadway. Does the City truly believe that by allowing another such application to be approved, it would be improving the community around this area of Broadway?

Please kindly consider this application with utmost gravitas, and approve the said site for use for other more constructive purposes other than another marijuana site.

Thank you for you kind attention.

Best Regards

s.22(1)

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Blessings

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Tuesday, May 30, 2017 10:28 AM
To: Hicks, Claudia
Subject: RE:

s.22(1)

Sent from my Samsung device

----- Original message -----

From: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 05/29/2017 8:45 AM (GMT-08:00)
To: s.22(1)
Subject: RE:

Hi s.22(1)

Thank you for your comments. They will be considered as part of this applications' review. Please also include your full name and address, all comments are confidential.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, May 28, 2017 7:12 PM

To: Hicks, Claudia
Subject:

45 WEsT BROADWAY

DP 2017 00110

Im one of residenr in this building. Im not in favor of this business coming into commercisl.unit. im.against it.
Im not sure hoe the process goes or if you wanted residents opiniom. So i hv sent u an emal

Sent from my Samsung device