

File No.: 04-1000-20-2018-179

April 19, 2018

s.22(1)

Dear s.22(1)

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

I am responding to your request of March 22, 2018 for:

Objections (32 total) received from neighbours regarding development permit number, DP-2018-00083 for 6528 Victoria Drive.

Date Range: February 1, 2018 to March 19, 2018

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 (#04-1000-20-2018-179); 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,

A handwritten signature in black ink, consisting of a loop followed by a horizontal line that curves upwards at the end.

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

March 7, 2018

City of Vancouver
Development Application

Attention: Ms. Claudia Hicks
Project Coordinator

Dear Ms. Hicks,

Re: Notice of Development Application
6528 Victoria Drive DP-2018-00083

We disagree strongly the Leaf Boutique to change the use, at the above-noted address, to a Medical Marijuana-Related use.

First of all, the store at above-noted address is too close to the intersection of Victoria Drive and 49th Avenue. The traffic at this intersection is already super busy. It will worsen the traffic condition even more if the permit is granted to the store. Also, 6502 Victoria Drive is Petro-Canada gas station which is just next to 6528 Victoria Drive. If the store customers linger around the gas station and smoke marijuana, it increases the fire hazard.

Another reason of the opposition is that a Medical Marijuana-Related store is opened at 6453 Victoria Drive. It is only 160 metres away or 2 minute-walk from 6528 Victoria Drive. We don't see there is any reason to have another store selling marijuana.

The third reason is that the increase of the marijuana stores increases the nuisance to the neighbourhood. For example, the customers of the marijuana store at 6453 Victoria Driver have been lingering around the back alley at my residence. They leaned against the wall and smoked marijuana. The choking smell made us very uncomfortable.

The last reason is the health concern of our youth and young adult. Opening more marijuana stores and giving more convenience encourage them to buy more. The issue of dangerous driving after smoking marijuana has not been solved yet. We need to take this into consideration.

In comparison with Richmond and Burnaby, the living condition in Vancouver City is getting worse. The Vancouver City government has the great responsibility to maintain a livable environment. Thus, please reject the application of development at 6528 Victoria Drive to a marijuana store.

Thank you.

Yours sincerely,

s.22(1)

city of Van. Development

Mar 17, 2018

Dear Ms. Hicks,

I oppose strongly the Med Marijuana store
at 6528 Victoria Dr.

For ~ too close to us

~ too many Med Mari store in our
community, & (4) near bus stops.

- our living environment getting worse:
some stolen things in alley. there is some
handers & price tags on the ground, and
sometimes, had clothes & other stuffs all over
pieces along way home, I picked up took back
to Value Village.

- many drug addict's began with marijuana.
to help our youth, less M M store in busy
area.

- infact many M M user not for pain but leisure.

Please reject the application

Thank you.

Yours sincerely,

s.22(1)

A✓

s.22(1)

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Monday, February 26, 2018 2:08 PM
To: Hicks, Claudia
Subject: Opposed to the 6528 Victoria Drive Marijuana Store

Our household is opposed to the development application for many reasons:

- proximity to our home located at s.22(1)
- proximity to nearby high school and elementary schools as a bad influence
- gateway recreational drugs start off with Marijuana and later harder street drugs pose a danger for youths nearby
- increased foot traffic of unruly patrons of the proposed retail store
- fear of increased illegal activities in an already crime intense neighborhood

My elderly parents have already endured 8 car break ins in their apartment, mail theft, property theft, vandalism and other drug related crimes in the last year alone. Much of the crimes steeply increased in the last few years. We believe adding another Medical Marijuana store would further degrade the integrity of our neighborhood and are strongly opposed to it's proposed existence.

Thank you for relaying this message to your team,

Sincerely,

s.22(1)



Hicks, Claudia

From: s.22(1)
Sent: Thursday, February 22, 2018 11:12 PM
To: Hicks, Claudia
Subject: DP-2018-00083

Dear Claudia,

I am living in an s.22(1) in Victoria drive, Vancouver BC. I came to know that 6528 Victoria Drive is changing from a retail store to a medical marijuana related use.

I strongly oppose to this. This is a residential area. We are living with young kids here. I don't want my kids grew up smelling pots everyday. Moreover, I believe this type of store will bring more outsider in this area which will make this secure, quiet and peaceful area into a crowded and insecure one.

Thanks for your understanding.

s.22(1)

s.22(1)

AJ

Hicks, Claudia

From: [REDACTED] s.22(1)
Sent: Thursday, March 08, 2018 8:45 PM
To: Hicks, Claudia
Subject: About a Medical Marijuana -Related use

Hello Ms Hicks.

We received a notice of development application(6528 Victoria Drive DP-2018-00083). We oppose to change the use,at the noted address, to a Medical Marijuana-Related use.

Regard

[REDACTED] s.22(1)

[REDACTED] s.22(1)

[REDACTED] s.22(1)

[REDACTED] s.22(1)

[REDACTED] s.22(1)

AV

Hicks, Claudia

From: Victoria Drive Dental Clinic Dr. Joseph Yeung
Sent: Monday, February 26, 2018 1:53 PM
To: Hicks, Claudia
Subject: Opposed to Medical Marijuana Related store at 6528 Victoria Drive

Hi Claudia,

Thank you for the brief phone conversation.

Our clinic is opposed to the development application for many reasons:

- proximity to our business
- proximity to nearby high school and elementary schools as a bad influence
- gateway recreational drugs start off with Marijuana and later harder street drugs pose a danger for youths nearby
- increased foot traffic of unruly clients
- fear of increased illegal activities in an already crime intense neighborhood

Our is located close by and as a result the business owners are opposed to the application of a Medical Marijuana Retail store.

Hannah Wong
Dental Receptionist

Victoria Drive Dental Clinic
6201 Victoria Drive
Vancouver BC V5P 3X5

Phone: (604) 322-6683

Email: s.22(1)

s.22(1)



✓

Hicks, Claudia

From: s.22(1)
Sent: Monday, February 26, 2018 10:35 AM
To: Hicks, Claudia
Subject: Notice of Development Application: DP-2018-00083

Hi Claudia Hicks,

Good morning. I received a letter of the subject to comment. I am not sure this is the right area for having a Medical Marijuana related store. This is a quite neighbourhood & we do not want people with influence driving or walking here as their thinking process is slowed down as per the research. I strongly oppose of the idea of having a Marijuana retail store in this neighbourhood.

Regards

s.22(1)

s.22(1)

AK

Hicks, Claudia

From: s.22(1)
Sent: Saturday, March 03, 2018 9:43 PM
To: Hicks, Claudia
Subject: Change of use by The Leaf Boutique from Marijuana retail to Medical Marijuana Related use

Dear Madam, I am a licenced s.22(1) and my clinic location is just one block from The Leaf Boutique on Victoria Drive. After the opening of the above marijuana retail shop, we have encountered disoriented person shouting and swearing in front of our clinic in several occasions. The change of use will allow people to smoke marijuana in the store and definitely will cause more disturbances in the neighbouring commercial community. The building, in which my clinic is located, houses s.22(1) a medical clinic, a pharmacy and a chiropractor. All these offices are on street level. The presence of people with strange behaviour in our neighbourhood or in front of our clinics will definitely drive away our new or returning patients. I am strongly object to this change of use by The Leaf Boutique. Best Regards s.22(1)
Vancouver B.C.

Sent from my Samsung Galaxy smartphone.

Handwritten signature

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, February 28, 2018 6:03 PM
To: Hicks, Claudia
Subject: Leaf Boutique

Hi Claudia,

My parents, s.22(1) received a Notice of Development regarding the Leaf Boutique. They wanted me to write to you to let you know that they are not in favour of turning the retail store site into a medical marijuana store. There are already 2 medical marijuana stores within close proximity in the area, and we don't want our neighbourhood to be overrun by this industry and the type of people it brings to the area. We own s.22(1) home and we believe that having these types of stores in the area will drive our property value down.

Please take our comments into consideration!

Thank-you,

s.22(1)

DP-2018-00083
Victoria Dr

AJ

Hicks, Claudia

From: s.22(1)
Sent: Sunday, March 04, 2018 8:56 PM
To: Hicks, Claudia
Subject: [6528 Victoria Drive - DP-2018-00083] Development Application Comments

Dear Ms. Claudia Hicks,

I am against the 6528 Victoria Drive - DP-2018-00083 development application.

A switch from a Retail Store to a Medical Marijuana-Related use business is a concern for the proximate educational institutions (elementary and secondary), daycare facilities, and community centers around this neighborhood. Many toddlers, students, parents, and elderly do not just access the educational institutions in this area, but they also reside in, and around this neighborhood. There will always be visual access, direct influence and susceptibility on the people that have daily access to the Victoria Drive and 49th AVE neighborhood.

As citizens of Canada, we strongly advocate for health and wellness. The government supports this by providing free healthcare, and numerous Vancouver Parks and Recreation services throughout the city. Opening a Medical Marijuana-Related use defies all the above aspirations and goals we have as a community. Marijuana use cannot be controlled. It can easily lead to drug overdose and criminal activities, threatening the safety of our community.

I believe the future in our world is to promote sustainable health and living. Opening a Medical Marijuana-Related use business is a violation to the ethical moral

and values we have acquired and learnt since birth.

Thank you for your attention.

Sincerely,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Sunday, March 04, 2018 9:47 PM
To: Hicks, Claudia
Subject: Against DP-2018-00083
Attachments: Leaf Boutique critique.docx

Dear Ms. Hicks

Please find attached my letter against the drug dealer that is trying to convince the city to legitimize activities that include those that will not be permitted when marijuana is legalized, is operating about 100 metres from a neighborhood house and close to another marijuana retailer.

I am not clear also why we have a liquor store next door, also too close to the neighborhood house according to the city's own rules that don't ever appear to be enforced or applied. Prior to the liquor store were two brothels licensed as "health enhancement" centres, one whose conditional license was not renewed only to be replaced by another within weeks.

With a marijuana grow-op supply centre doing brisk business out the back door facing the alley I refer to this part of Victoria Drive as "Vice-toria" as we had drug dealers and their suppliers, prostitution and alcohol all with store front locations until recently. Only the prostitution has moved away from a store front and moved north a few blocks. How can I follow the development process as this unfolds? It would indeed be nice to see that for once the city is acting in the interest of this community and not in the interest of an unwanted applicant.

Regards

s.22(1)



Virus-free. www.avg.com

Handwritten signature

City of Vancouver

Claudia Hicks, Project Coordinator

Re: Development Application DP-2018-00083

As a neighbor who sees this business has negatively affected my family and community, I am against the continued operation of a business that has already consumed city resources and lied to the city or their current license.

Do we really need to reward a retailer who has ignored city by-laws, provincial and federal drug laws and possible other laws such as registering for WorkSafe for the workers?

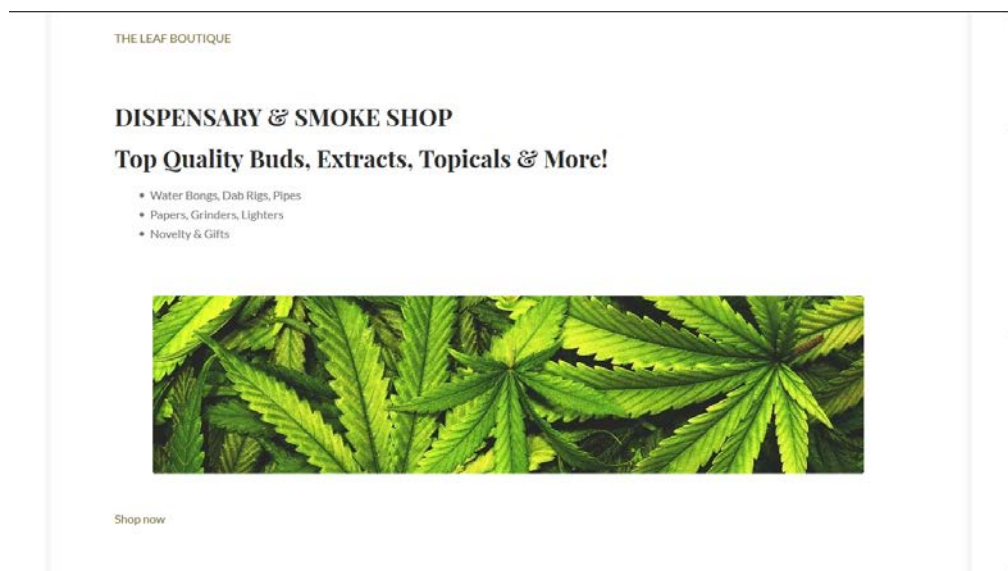
Were the application not serious and continue to negatively affect the neighborhood and the city's finances by the enforcement actions, I would consider it a great work of fiction.

The application acknowledges it is currently operating within a distance restricted too close to a neighborhood house. I trust the fact that a liquor store (approved by the board of variance contrary to the neighborhood and city's wishes) and another marijuana retailer within this distance does not legitimize this application. In regards to inconvenience to clients, there is another store across from the neighborhood house, 100 metres away and many mail order sellers. There is also consider foot traffic from David Thompson high school a few blocks away.

We have a retailer selling not only marijuana for non-medicinal smoking but candies and other edibles for humans *and pets* and operating illegally since 2016.

On the home page is this header and no mention of pain relief. When reviewing the website, the main emphasis is on recreational marijuana and marijuana containing foods and products.

<https://leafboutique.ca/>



Products and clothing are also sold that reflect a lifestyle and not pain relief. I don't recall seeing London Drugs or Shopper's Drug Mart selling Aspirin or Tylenol clothing, who are subject to promotional regulations and requirements for medicine.

Below is a picture of their garbage dumped in the alley as reported on VanConnect approximately nine months ago, before the contents were strewn all over the alley.



There isn't any effort at recycling either with only a garbage bin in the yard and notice the non-garbage items included in the garbage dumped in the alley.



For the five worker, assumed to be employees, there is no record of WorkSafe enrollment for a business with the trade name of "Leaf Boutique".

Until recently, the front window facing the street had a window covering with space only at the top and bottom. On the window ledge visible from the street are issues of "High Times", not a magazine targeting medical conditions. According to Wikipedia "The publication advocates the legalization of cannabis. The magazine has been involved in the marijuana-using counterculture since its inception."

The recently removed window covering, that contributed to a bleak street scene with several business clearly not wanting the walking public to be aware of what transpires inside, can be seen on the Google map. Note the neighborhood house is in the background on the left behind the PetroCanada and Royal Bank. While it is true, there is little signage on the building indicating what is inside, the sandwich board on the sidewalk indicates it is a smoke shop selling marijuana and paraphernalia. Now that the window covering is removed, there is little doubt what is sold inside.

<https://www.google.ca/maps/@49.2247389,-123.0657064,3a,75y,64.78h,89.01t/data=!3m6!1e1!3m4!1styYDozTOMFAJmv SoGft5A!2e0!7i13312!8i6656>

With the window covering removed, it only confirms the current civic party in power is more concerned with appeasing developers and drug dealers than communities.

There are frequently groups of teen-agers smoking pot in the alley behind the store and although this is the fastest route for my s.22(1) to come home after school, they are too frightened to use this route. Prior to this business being here, this was not a noticeable phenomenon.

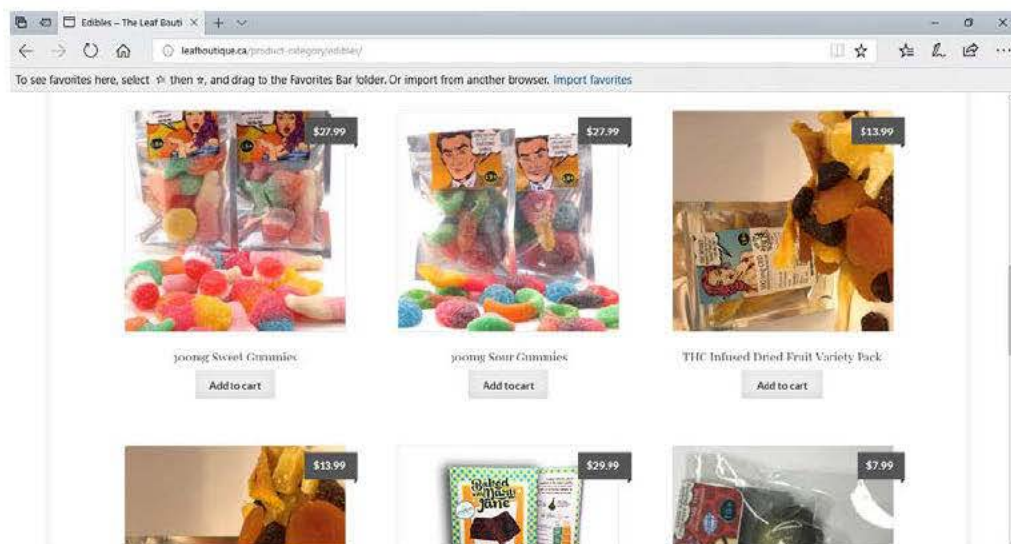
Comment s.22(1)

I am not clear why there is the need to sell products for pets:

<https://leafboutique.ca/product-category/pets/>

There is also a range of candies and edibles that once removed from the package that are indistinguishable from regular candies. Also, the BC legislation will not allow the sales of edibles or allow on-line sales, at least initially and both activities this applicant indulges in.

<https://leafboutique.ca/product-category/edibles/>



In terms of compliance with the law, the original license was issued in 2016 for retail for gifts/novelties. While the goods sold may be considered retail items, I highly doubt the intent of the license was to legitimize a drug dealer. This information is available to the public on:

<https://opengov.ca/vancouver-business/16-298540>

And according to the Georgia Straight, February 26, 2018:

"The Leaf Boutique is one of the marijuana stores operating without a permit from the City of Vancouver. It has been served violation tickets by city bylaw officers, and the store wants none of that hassle anymore."

<https://www.straight.com/cannabis/1037731/marijuana-store-operating-near-south-vancouver-neighbourhood-house-applies-city>

In conclusion, I am not in support of this development application being approved as this drug dealer having lied on their business license application has not shown they deserve special consideration this time.

Regards,

s.22(1)

A grey rectangular box redacting the signature of the sender.

Vancouver, BC

V5P 1V4

Hicks, Claudia

From: s.22(1)
Sent: Thursday, February 22, 2018 9:33 PM
To: Hicks, Claudia
Subject: DP-2018-00083

Dear Ms. Hicks,

I strongly disagree with the change of use to Medical Marijuana Related use as it's very close to school, community center and play ground.

Thanks

s.22(1)

address?

Hicks, Claudia

From: s.22(1)
Sent: Thursday, March 08, 2018 12:00 AM
To: Hicks, Claudia
Cc: s.22(1)
Subject: Notice of Development Application-6528 Victoria Drive, The Leaf Boutique, DP-2018-00083

Dear Ms. Hicks,

I am writing with respect to some serious concerns over the application to change use of Retail Store to a Medical Marijuana Related use on the above-noted location for the following reasons:

- This is a residential area with lots of families with young children and teens plus a few other facilities for young people. Very concerned as to what kind of exposure we are introducing to our young people in the area. The mere exposure to "normalcy" of these places as if it is a corner milk store I believe has profound effect on impressionable young minds. Consider also there is a youth centre (South Vancouver Neighbourhood House) steps from this location a few doors from Royal Bank on the corner. There's a karate studio for young people between 50th and 51st on Victoria Drive.
- Further, the proximity of this location to a high school already known for drug problems - David Thompson High School is very concerning as Victoria Dr. and 49th is one of the main corridors and bus stop for students to this school. Granted there will be age restrictions to enter the store but there are ways around it. Accessibility is the issue.
- Considering there is already a small marijuana store (MMJ Canada) tucked away in a little strip mall (with parking!) not even half a block away kitty corner block (NW) to applicant's block (SE), do we really need another mj store? If this one goes through, what prevents from another one and another one and pretty soon this neighbourhood could become a hub of marijuana stores and change the atmosphere in the neighbourhood altogether.
- Yes PARKING will become a big deal on s.22(1) since it is the closest and most accessible side street to this store. The applicant's location has NO parking facility so it will definitely affect traffic on s.22(1) and past the normal business hours of 9-5 but right into the evening to 10 p.m.!!! I'm already struggling to park in s.22(1) due to the restaurant and businesses in the area. Even if you change street parking to residents parking only (which is a two-edge sword) it would only be as good as enforcement and that will be half hazard. Besides what is a \$\$ ticket to a marijuana client, they will park anyway!
- And what kind of traffic (clients) will this attract? There's a likely chance of drug-impaired drivers frequenting the area. Again putting the safety of our neighbourhood in peril.

I understand that Canada has approved of these stores but please there must be more appropriate locations than inserting, yes inserting them in family-oriented residential areas. Why not put them in the malls where they could do robust business, tons of parking, presence of security and far far away from residential areas?

Canada is in the early stages of 'changing the map' so to speak with respect to proliferation of marijuana stores. It is my hope Ms. Hicks that people like you, in your position could effectively preserve family oriented neighbourhoods instead of changing them to its detriment forever. It is my utmost hope that our city will prioritize youths' welfare over pot businesses and thus invest in our young peoples future.

As per our conversation this morning I would like to thank you for your assurances that my contact information will be kept confidential and will not be shared with the applicant NOR will be made public for fear of any kind of backlash.

Respectfully Yours,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Thursday, March 08, 2018 9:02 AM
To: Hicks, Claudia
Subject: Re: Strongly against a Marijuana /Medical Marijuana related use in our community

here is my address s.22(1), BC V5P3M9
Thanks



From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: March 7, 2018 11:58 AM
To: s.22(1)
Subject: RE: Strongly against a Marijuana /Medical Marijuana related use in our community

Hi s.22(1)
Thank you for your comments. They will be considered as part of this application's 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

From: s.22(1)
Sent: Wednesday, March 07, 2018 10:21 AM
To: Hicks, Claudia
Subject: Strongly against a Marijuana /Medical Marijuana related use in our community

Hi Claudia,
I **strongly opposed** the change of use from retail store to a Medical Marijuana related use at 6528 Victoria Drive.

Marijuana is a drug which affects people's emotion, thinking and judgement. Some studies showed that it does people more harm than good. However, the adverse effect of Marijuana was ignored. A disguise as medical use is only an excuse to encourage people to use drugs. The smell of Marijuana makes me and my daughter feel sick.

I live in the neighbourhood of that location. I urged that the application of Leaf Boutique **should not** be permitted.

Please listen to and respect my opinion.

Thank you,

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Sunday, February 25, 2018 9:51 PM
To: Hicks, Claudia
Subject: 6529 Victoria Drive DP-2018-00083

Dear Claudia,

I am the owner of s.22(1) and I have lived at this address for s.22(1) This has been a nice neighborhood, in walking distance to David Thompson Secondary School and the Gordon Park.

I am strongly against the change of use of 6529 Victoria Drive to a Medical Marijuana-Related use.

Thanks for your attention.

Yours sincerely,

s.22(1)

s.22(1)

AJ

Hicks, Claudia

From: s.22(1)
Sent: Friday, February 23, 2018 8:35 PM
To: Hicks, Claudia
Subject: Development application DP-2018-00083

Dear Ms. Claudia Hicks,

Regarding the Development Application DP-2018-00083 for 6528 Victoria Drive, I am a resident in the area and am strongly against the approval of the change of use . The premise should not be allowed for other use other than retail only. The store is very closed to residential area. If they are granted with other usage, there are chances Cannabis oil or other Cannabis products will be extracted and processed at the location which will cause strong odor of marijuana released into the air. Residents in the area will be forced to breathe in the air that is polluted by marijuana. That will be a real health hazard to the residents. Please help us to maintain a healthy living environment by letting the residents to be able to breathe in clean air. Please denying their application and do not allow profit seekers to hurt Vancouver more.

Sincerely,

s.22(1)

s.22(1)

✓
A

Hicks, Claudia

From: s.22(1)
Sent: Friday, February 23, 2018 8:47 AM
To: Hicks, Claudia
Subject: Reply to notice of development application

Claudia: I'm opposed of this development,there are few of this business on the Victoria Dr. already,I would like to see business like flower,meat,salon... ect shops to come in.

s.22(1)

Sent from my Samsung device

AJ

Hicks, Claudia

From: s.22(1)
Sent: Thursday, February 22, 2018 10:02 PM
To: Hicks, Claudia
Subject: RE: Objection of development application for 6528 Victoria Dr.

Hello Claudia,

I am a landlord of s.22(1) This is my written comments on ojection the application to change the use for 6528 Victoria Dr to a Medical Marijuana Related use.

Thank you,

s.22(1)

AW

Hicks, Claudia

From: s.22(1)
Sent: Thursday, February 22, 2018 8:33 PM
To: Hicks, Claudia
Subject: DP-2018_00083 6528 Victoria Drive

Hello Ms. Hicks,

I strongly disagree with the change of use to a Medical Marijuana Related use. The address mentioned have lots of small food related business, like fresh fish store, meat shop, restaurant, the strong smell from Marijuana will directly and negatively affecting the neighborhood business.

I hope City of Vancouver can maintain the history of food market street type of small business neighborhood.

Yours Sincerely

s.22(1)

s.22(1)

AS ✓

Hicks, Claudia

From: s.22(1)
Sent: Monday, February 26, 2018 9:48 AM
To: Hicks, Claudia
Subject: Development Application on 6528 Victoria Drive (DP-2018-00083)

Hi Claudia,

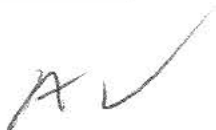
I'm writing to express my concern about the future development of a medical marijuana-related use store in my area. I'm a resident living on 47th Avenue and Victoria Drive. I notice that this proposed store is less than 300m from the South Vancouver Neighborhood House. Although the applicant explains that the Neighborhood House is across the street and is separated by two buildings, he does not take into consideration that many people are walking to the Neighborhood House passing the front of his store. He also explains that the bus stop is not in front of his store. However, the bus stop on the west side of Victoria Drive is just on the opposite side of his store and it can be clearly seen from the people who are waiting at the bus stop. I also notice that many students from David Thompson Secondary School are walking from school to the bus stop at 49th Avenue and Victoria Drive and passing the front of his store.

In conclusion, I find that the proposed store is too exposed to public, especially students, and it should be moved to somewhere further away from residential dwellings, schools and neighborhood house. I would really hope that you can include my comments in making the final decision of approving the permit. Thanks for your time and consideration!

Regards,

s.22(1)

s.22(1)



Hicks, Claudia

From: s.22(1)
Sent: Tuesday, February 27, 2018 12:38 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: DP-2018-00083

I would like to oppose this Development Application.

We currently have MMJ Canada, located at 6453 Victoria Dr. which is a Medical Marijuana dispensary.

We have the Medicine Shoppe at 6495 Victoria Dr. which dispenses Methadone.

We have a Liquor store at 6542 Victoria Dr.

And we have South Vancouver Neighbourhood House at 6470 Victoria Dr. which includes daycare and after school services for older children.

All within 300 Meters of each other.

I grew up in this house and what used to be a very safe and quiet neighbourhood has steadily declined since the Medicine Shoppe started its methadone treatments.

We have still a large number of elderly neighbours who no longer feel safe.

I see no reason that we require any of these retail outlets, we definitely Do not require two Marijuana Dispensaries a block apart.

s.22(1)



Hicks, Claudia

6528 Victoria Dr.

From: s.22(1)
Sent: Thursday, March 08, 2018 12:06 AM
To: Hicks, Claudia
Subject: Opinion on The Leaf Boutique application

Hello Claudia Hicks,

I am strongly opposed to the change of use from Retail Store to a Medical Marijuana-Related use. There are many negative mental and physical effects of marijuana use, therefore, it should not be encouraged.

My address is s.22(1) Vancouver, BC.

Thank you.

s.22(1)

AW

Hicks, Claudia

From: s.22(1)
Sent: Tuesday, March 06, 2018 9:41 PM
To: Hicks, Claudia
Subject: Proposal of Marijuana shop

Hi Claudia,

I **strongly opposed** the change of use from retail store to a Medical Marijuana related use at 6528 Victoria Drive.

Marijuana is a drug which affects people's emotion, thinking and judgement. Some studies showed that it does people more harm than good. However, the adverse effect of Marijuana was ignored. A disguise as medical use is only an excuse to encourage people to use drugs. The smell of Marijuana makes me and my daughter feel sick.

I live in the neighbourhood of that location. I urged that the application of Leaf Boutique **should not** be permitted.

Please listen to and respect my opinion.

Thank you.

s.22(1)

s.22(1)

A"

s.22(1)

March 06, 2018

Vancouver, BC V5P 1V1

Claudia Hicks
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Re: Notice of Development Application - 6528 Victoria Drive DP-2018-00083

Dear Claudia,

We are strongly opposed to the project proposal described as change of use from Retail Store to a Medical Marijuana-Related used at the above-noted address for multiple reasons.

Firstly, there is already a store operating under the same purpose LESS THAN 200 meters away, near Victoria Dr. & 49th Avenue. Is it really necessary to open another in such close a proximity?

Secondly, as I'm sure you are aware, currently, marijuana remains a Schedule II drug under the Controlled Drug and Substances Act, as stated by the Department of Justice Website. It clearly states that although it is possible to apply for a license to sell marijuana for medical purpose online, "all retail storefront type sales outlets are prohibited and illegal in Canada". We do not understand why the City would even consider this application.

Furthermore, we have already noticed many people consuming/smoking marijuana around our neighbourhood since 2016 when many Medical Marijuana stores were opened. Although there are lounges where the use of medical marijuana is allowed, "it remains illegal to consume marijuana in public in British Columbia". I hope you will consider the impact to our neighbourhood before making a decision that will further amplify this problem in our neighbourhood.

There are many CHILDREN residing here as well as a high school – David Thompson. It is known that Marijuana affects brain development. As noted in the website of National Institute on Drug Abuse, "When people begin using marijuana as teenagers, the drug may impair thinking, memory, and learning functions and affect how the brain builds connections between the areas necessary for these functions." Having a marijuana store close to the high school could expose the marijuana to the teenagers/children as an everyday commodity, rather than drugs that would affect their brain development. Children are our future and we believe it is the wish from most, if not all, parents that their children stay away from the drugs, including Marijuana, for their whole life. For those people who want to smoke marijuana, there have already been many marijuana stores available inside the city of Vancouver.

To this point, all the negative impacts of marijuana are still unclear and we strongly urge you to disapprove the application for permission to the change the use, at the above-noted address, to a Medical Marijuana-Related use.

Best Regards,

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

s.22(1)

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, March 07, 2018 10:28 AM
To: Hicks, Claudia
Subject: Re: DP -2018-00083 6528 Victoria Drive developement application - STRONGLY DISAGREE!

Hello Claudia,

Thanks for your reply.

The address is s.22(1) Vancouver

Thanks again

s.22(1)

Sent from my iPhone

On Mar 7, 2018, at 9:06 AM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

Hi s.22(1)
Thank you for your comments. They will be considered as part of this application's review. Could you please also provide your address? All comments are confidential.

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

<image003.png>

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From: s.22(1)
Sent: Tuesday, March 06, 2018 8:34 PM
To: Hicks, Claudia
Subject: DP -2018-00083 6528 Victoria Drive developement application - STRONGLY DISAGREE!

Hello Claudia,

I received the written notification regarding this application for medical marijuana-related use. My family and myself are strongly DISAGREED with this application. The location is closed to high school and elementary school. Lots of young children live in the neighborhood. We should not have anymore medical marijuana use stores until we can have proper regulation in place. In fact we do not have enough policeman to ensure that NO marijuana will be sold to people under legal age. We should NOT have any marijuana related store closed to school area.

Think about our next generation!

Please reconsider and decline this application as it's closed to school!

Thank you very much

Hicks, Claudia

From: s.22(1)
Sent: Wednesday, March 07, 2018 7:01 PM
To: Hicks, Claudia
Subject: dp-2018-00083

Not in Favour of this. Or are you planning to open a bunch of them like your have massages places 11 (in 15 Blocks on Victoria Dr). So you can then target them when every feel like it. As your department has done through out Vancouver.

Not impressed

s.22(1)



s.22(1)




Hicks, Claudia

From: s.22(1)
Sent: Saturday, February 24, 2018 1:51 PM
To: Hicks, Claudia
Subject: Opposing 6528 Victoria Drive - DP-2018-00083

Hi Claudia,

I am strongly opposing its current and future operation. I am a frequently s.22(1) of the medical clinic next to that store. Often, I see minors getting into that store and obtain illegal Marijuana products, and they would consume them at the bus stops and on the street. Please stop that!

Regards,

s.22(1)



Hicks, Claudia

From: s.22(1)
Sent: Monday, February 26, 2018 11:30 AM
To: Hicks, Claudia
Subject: Notice of Development: DP-2018-00083

Hello Claudia:

I wish to object to The Leaf Boutique's application to change from a Retail Store to a Medical Marijuana Related use. As there is a marijuana dispensary located just a block away, MMJ Canada, 6453 Victoria Drive, why the need for a second location so close to each other?

Sincerely,

s.22(1)

(this location is just around the corner from The Leaf Boutique and MMJ Canada)



Hicks, Claudia

From: s.22(1)
Sent: Friday, March 02, 2018 8:29 PM
To: Hicks, Claudia
Subject: DP-2017-01193

This application for a pot shop would contravene several conditions. There are schools nearby and children walk home past this location. There are several other pot shops nearby and the closest ones are within half a block to this location.

Can I have more information as to the progress of this application?

Thank you.

s.22(1)

Sent from my iPhone

Adrian?

Hicks, Claudia

From: s.22(1)
Sent: Thursday, March 08, 2018 9:31 AM
To: Hicks, Claudia
Subject: DP-2018-00083 / 6528 Victoria Drive, Vancouver

Dear Claudia

I work at s.22(1)

I talked to my colleagues and customers

about the above locations going to be a Medical Marijuana-Related use. They all dis-agreed.

Because there is one similar business already operating, very close by to us at 6445 Victoria Dr. is called "MMJ Canada"

Please check carefully, we do not need so many this kind of shops around our neighbourhood!!

Thanks!

From all of us working and living in the neighbourhood.

s.22(1)

No opposed
AJ

Sent from my iPhone

From: ["Zahra Esmail" <zahra@southvan.org>](mailto:zahra@southvan.org)

To: ["Hicks, Claudia" <claudia.hicks@vancouver.ca>](mailto:claudia.hicks@vancouver.ca)

Date: 3/5/2018 4:37:06 PM

Subject: DP-2018-00083

Attachments: 2018 March - Letter re Leaf Boutique.pdf

Dear Claudia Hicks,

Please find attached from South Vancouver Neighbourhood House. Do let us know if you have any questions or require further information.

Warmly,

Zahra Esmail (*she/her/hers pronouns*)

Executive Director

South Vancouver Neighbourhood House

6470 Victoria Drive, Vancouver BC V5P 3X7*

ph: [604-324-6212](tel:604-324-6212) f: [604-324-6116](tel:604-324-6116)

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SOUTH VANCOUVER NEIGHBOURHOOD HOUSE

6470 Victoria Dr., Vancouver, BC V5P 3X7 ph: 604-324-6212 fax: 604-324-6116 website: www.southvan.org

Welcome Bienvenue Chào mừng Quý Vị ਜਯਾਇਆ ਨੂੰ Bienvenidos 환영합니다

March 5, 2018

Attn: Claudia Hicks
Project Coordinator
City of Vancouver
Tel: 604.871.6083
Email: Claudia.hicks@vancouver.ca

Dear Claudia Hicks:

Re: Notice of Development Application – 6528 Victoria Drive | DP-2018-00083

On behalf of the staff and Board of Governors at South Vancouver Neighbourhood House (SVNH), we strongly oppose that a Medical Marijuana-Related use retail store be permitted at 6528 Victoria Drive, within 300 meters of the SVNH site located at 6470 Victoria Drive.

Since 1977, SVNH has been connecting people and strengthening the neighbourhoods in South Vancouver. Among the many programs and services we deliver is a robust preteen and youth program for young people in the neighbourhood, including those who are considered vulnerable or “at risk”. Our preteen and youth programs are designed to meet the unique needs of young people from ages 8 to 19, and enable preteens and youth to build self-esteem and confidence, learn new skills, and become leaders in our community. We work closely with the local high schools and elementary schools for programs, training, and referrals.

While we understand and appreciate the value of medical marijuana, we strongly oppose having a marijuana distributor located so close to SVNH. Research indicates the harm of marijuana use on young brains that are not fully developed. It is our responsibility as advocates and allies of youth in South Vancouver to oppose any and all marijuana dispensaries near the walking routes to SVNH or in and around the bus stops right by our location. We kindly request the support of the Director of Planning to send a message to the youth we serve that marijuana use is not condoned by the City of Vancouver or the leadership at SVNH.

If you have any questions or require further information, please do not hesitate to contact us.

Yours truly,

s.22(1)

Kristin Schreckenback
Chair, Board of Governors

s.22(1)

s.22(1)

Zahra Esmail
Executive Director
Tel: 604.324.6212
Email: zahra@southvan.org

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NEIGHBOURHOOD HOUSES BC



Property Use Complaint

Case number: 101010862625

Case created: 2018-02-13, 10:12:00 AM

Incident Location

Address: 6530 VICTORIA DRIVE, Vancouver, V5P 3X9

Contact Details

Name: s.22(1)

Address: V5P 1V4

Phone: s.22(1)

Alt. Phone: Preferred contact method: Either

Request Details

- | | | |
|-----|---|-----------------------------|
| 1. | Type of concern (if multiple concerns, select primary and provide details in question 2): | ExteriorBuildingMaintenance |
| 9. | Phone number:* | s.22(1) |
| 10. | Please verify address of the property:* | 6528 Victoria Drive |

Additional Details

PS Description: A marijuana products store within 150 metres of a neighborhood house selling not only marijuana and supplies for smoking but also candies and edibles for humans and pets. Even when marijuana is legal, edibles for humans will not be allowed, no mention of products for pets.

How do I tell my young daughters to respect laws when we have two such stores close to a neighborhood house and the city continues to do NOTHING NOTHING NOTHING about such illegal drug trafficking?

see their website for produ... (75 characters truncated)

PS#: 3772238

Map and Photo



EN

FYA to: Kyle Pringle

FYI to: