

File No.: 04-1000-20-2018-367

September 20, 2018

s.22(1)

Dear s.22(1)

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

I am responding to your request of July 5, 2018 for:

- 1. Neighbourhood response letters from the notification related to original Development Permit application for 700 West Broadway, and**
- 2. Director of Planning letter to the applicant regarding the said DP application.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2018-367); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for



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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:pm

August 25, 2017

c/o Roya Khosravi

s.22(1)

Dear Sir/Madam:

RE: 700 West Broadway
Development Permit Number DP-2017-00708 (formerly DE420244)

Thank you for your letter of July 20, 2017, requesting an extension of the Permit time limitation.

As a result of our internal administrative procedures, Development Permit Number DE420244 has been superseded by Development Permit Number DP-2017-00708.

On behalf of the Director of Planning, your request is granted, including the Letter of Operation submitted by Roya Khosravi stamped "RECEIVED" by this department on March 29, 2016, to retain the use of a Medical Marijuana-Related Use in this existing commercial building, for a further period of time, **expiring August 8, 2018**, unless extended in writing by the Director of Planning and subject to the following conditions:

- No banners, flags, string lighting or similar means of advertising and display shall be permitted at any time;
- In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings;
- No translucent or opaque film, artwork, posters, shelving, display cases or similar elements are to be installed on or directly outside or inside of the approved glazing frontages and windows.

Note to Applicant: It is the applicant's responsibility to submit an application for an extension on or before the expiry date, or a new development application will be required.

Please note that this approval, given under the Zoning and Development By-law, does not in any way represent or guarantee compliance with any other by-law of the City of Vancouver.

Yours truly,

A handwritten signature in black ink, appearing to read 'Blackmore', written in a cursive style.

Jessica Blackmore
Permit Extension & Renewal Coordinator
Development Review Branch

T: 604.873.7717 & E: jessica.blackmore@vancouver.ca

cc: Manager, Enquiry Centre
Manager, Property Use Inspections
Central Property File



Property Use Complaint

Case number: 101010525587

Case created: 2017-12-05, 08:54:00 AM

Incident Location

Address: 700 W BROADWAY, Vancouver, V5Z 1G8

Contact Details

Name: s.22(1)

Address: s.22(1) VANCOUVER, V5Z 4K7

Phone:

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

Additional Details

Hello, CityVan,

I am very concerned about the strong aroma and smoke drifting out of the Westcana Dispensary in the 700 Block of West Broadway. I would expect these establishments to be required to have exceptional ventilation/filtering systems so I, as a citizen walking down the street (sometimes with children or small pets), am not subjected to these offensive and unhealthy (physically, mentally, and emotionally) emissions.

Since our federal government has, in their misguided lack of wisdom, decided to legalize marijuana rather than just decriminalize it, I depend on our local and provincial governments to put in place minimal standards for those who are and will be capitalizing on the new market.

I have walked by other so-called medical marijuana establishments (true prescriptions for marijuana treatment do

NOT include the edibles and smokables as sold in these shops) including some that allow people sample smokes, without this unsettling experience, so it is clearly possible to run this type of business without negatively affecting the neighbours and passersby.

It would be great if our city would investigate this and ensure this and all such businesses meet a much higher standard.

Thanks so much!

s.22(1)

Map and Photo

- no picture -

EN

FYA to: Colin Durcan

FYI to:

The Director of Planning
City of Vancouver



June 23, 2016

Dear Sir,

Re: Notice of Development Application
700 West Broadway
DE 420 244

Please consider to permit this application ONLY when
"Retail to Medical Marijuana Related Use" (?) is
legalized in whole Canada. "Conditional" approval
of this permit would lead to group legal action
against the City by the merchants.

Thanking you for your kind attention,

Yours faithfully,

s.22(1)

A large rectangular area of the document is redacted with a solid grey box. The redaction covers the signature and any text that might have been below it.

Freeman, John

From: s.22(1)
Sent: Tuesday, June 28, 2016 7:46 AM
To: Freeman, John
Cc: s.22(1)
Subject: COV - DE420244

Hi John,

Just checked my mail this morning and received a notice of development application for 700 West Broadway. I understand its after the June 24th date, but still wanted to comment.

I live and own at s.22(1) I think a Marijuana operation in this location is a terrible idea:

- Attract an undesirable demographic to the neighbourhood
- Lead to potential and expected increase in crime and safety issues
- Potent odour emanating from the store: nuisance
- Increase in police call outs and strain on city resources
- Impediment of further real estate values in the neighbourhood

Anyways just wanted to drop a line, and provide my opinion on the matter.

Best, s.22(1)

s.22(1)



Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 11:14 PM
To: Freeman, John
Subject: Re: Development Application Number DE420244
Attachments: scan0066.pdf

Dear John,

I am opposed to the 700 West Broadway Development Application Number DE420244. Please see attached a letter stating my position in the matter.

Thank you,

Lisa Chu

**Rickshaw Chinese Food (No. 4) Ltd.
855 West Broadway
Vancouver, BC V5Z 1J8**

June 24, 2016

VIA E-MAIL (john.freeman@vancouver.ca)

City of Vancouver
Planning and Development Services
Development Services Division, Development Review Branch
Development Permit
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: John Freeman, Project Facilitator

Dear Mr. Freeman:

**Re: 700 West Broadway
Development Application Number DE420244**

We are the property owner of 855 West Broadway located one block away from the subject site.

We are opposed to the application for the following reasons:

1. Marijuana is an attractive product for criminals and with access to a location where they know marijuana and large sums of cash will be available, employees, neighbours and pedestrians will be put at risk.
2. The area is already well serviced by five medical marijuana shops that are in close proximity to the proposed location at 700 West Broadway.

Westcoast Medicann	2931 Cambie Street
Sunrise Wellness	259 West Broadway
The Healing Tree	21 West Broadway
The Green Rhino	2570 Granville Street
The Green Rhino	2231 Granville Street

3. The proposed location, which is within five blocks of Blessed Sacrament Elementary School, is far too close to impressionable youth.
 - Marijuana remains the most illicit substance among youth. By the time they graduate high school, about 44% of teens will have tried marijuana at least once. Recent studies have shown marijuana use is up among students in the 8th, 10th and 12th grades compared to previous years. The principal reason being teens view marijuana as less dangerous than before even among 8th graders whose marijuana use increased.

- Marijuana has a negative effect on attention, motivation, memory and learning. For someone who is using marijuana daily, they will be functioning at a reduced intellectual level resulting in lower grades and the potential for them eventually dropping out of school.
- Teachers and parents can try and educate students on the harmful effects of drugs, but youth will want to experiment, and having access to marijuana so close to their school will have a detrimental effect on some students.

While it can be argued the shop will only sell marijuana to adults with prescriptions, it is a well-known fact many people will claim to have a medical need for marijuana when they in fact have no medical condition which requires it. The product can then be resold to youth who want to try marijuana for the first time.

If WestCanna is granted permission to operate at 700 West Broadway, this will negatively affect the area for the reasons stated above. Accordingly, we strongly urge the Director of Planning to reject WestCanna's application.

Sincerely,
Rickshaw Chinese Food (No. 4) Ltd.

Lisa Chu
Director

Freeman, John

From: Alice C s.22(1)
Sent: Friday, June 24, 2016 11:03 PM
To: Freeman, John
Subject: 700 West Broadway - DE420244
Attachments: DE 420244 - 700 West Broadway.pdf

Hi John,

Please find attached our comments regarding the above DE 420244.

Best regards,

Alice

**Rickshaw Chinese Food (No. 4) Ltd.
820 West Broadway
Vancouver, BC V5Z 1J8**

June 24, 2016

VIA E-MAIL (john.freeman@vancouver.ca)

City of Vancouver
Planning and Development Services
Development Services Division, Development Review Branch
Development Permit
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: John Freeman, Project Facilitator

Dear Mr. Freeman:

**Re: 700 West Broadway
Development Application Number DE420244**

We are the property owner of 820 West Broadway located one block away from the subject site.

We are opposed to the application for the following reasons:

1. Marijuana is an attractive product for criminals and with access to a location where they know marijuana and large sums of cash will be available, employees, neighbours and pedestrians will be put at risk.
2. The area is already well serviced by five medical marijuana shops that are in close proximity to the proposed location at 700 West Broadway.

Westcoast Medicann	2931 Cambie Street
Sunrise Wellness	259 West Broadway
The Healing Tree	21 West Broadway
The Green Rhino	2570 Granville Street
The Green Rhino	2231 Granville Street

3. The proposed location, which is within five blocks of Blessed Sacrament Elementary School, is far too close to impressionable youth.
 - Marijuana remains the most illicit substance among youth. By the time they graduate high school, about 44% of teens will have tried marijuana at least once. Recent studies have shown marijuana use is up among students in the 8th, 10th and 12th grades compared to previous years. The principal reason being teens view marijuana as less dangerous than before even among 8th graders whose marijuana use increased.

- Marijuana has a negative effect on attention, motivation, memory and learning. For someone who is using marijuana daily, they will be functioning at a reduced intellectual level resulting in lower grades and the potential for them eventually dropping out of school.
- Teachers and parents can try and educate students on the harmful effects of drugs, but youth will want to experiment, and having access to marijuana so close to their school will have a detrimental effect on some students.

While it can be argued the shop will only sell marijuana to adults with prescriptions, it is a well-known fact many people will claim to have a medical need for marijuana when they in fact have no medical condition which requires it. The product can then be resold to youth who want to try marijuana for the first time.

If WestCanna is granted permission to operate at 700 West Broadway, this will negatively affect the area for the reasons stated above. Accordingly, we strongly urge the Director of Planning to reject WestCanna's application.

Sincerely,
Rickshaw Chinese Food (No. 4) Ltd.

s.22(1)

Alice Chiu
Director

Freeman, John

From: Luke Chew s.22(1)
Sent: Friday, June 24, 2016 11:01 PM
To: Freeman, John
Subject: Re: Development Application Number DE420244 (700 West Broadway)
Attachments: scan.pdf

Hello John,

We are opposed to the Development Application Number DE420244. Please see the attached letter for our list of reasons.

Thank you,
Luke Chiu

**0762730 B.C. Ltd.
833 West Broadway
Vancouver, BC V5Z 1J9**

June 24, 2016

VIA E-MAIL (john.freeman@vancouver.ca)

City of Vancouver
Planning and Development Services
Development Services Division, Development Review Branch
Development Permit
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: John Freeman, Project Facilitator

Dear Mr. Freeman:

**Re: 700 West Broadway
Development Application Number DE420244**

We are the property owner of 833 West Broadway located one block away from the subject site.

We are opposed to the application for the following reasons:

1. Marijuana is an attractive product for criminals and with access to a location where they know marijuana and large sums of cash will be available, employees, neighbours and pedestrians will be put at risk.
2. The area is already well serviced by five medical marijuana shops that are in close proximity to the proposed location at 700 West Broadway.

Westcoast Medicann	2931 Cambie Street
Sunrise Wellness	259 West Broadway
The Healing Tree	21 West Broadway
The Green Rhino	2570 Granville Street
The Green Rhino	2231 Granville Street

3. The proposed location, which is within five blocks of Blessed Sacrament Elementary School, is far too close to impressionable youth.
 - Marijuana remains the most illicit substance among youth. By the time they graduate high school, about 44% of teens will have tried marijuana at least once. Recent studies have shown marijuana use is up among students in the 8th, 10th and 12th grades compared to previous years. The principal reason being teens view marijuana as less dangerous than before even among 8th graders whose marijuana use increased.

- Marijuana has a negative effect on attention, motivation, memory and learning. For someone who is using marijuana daily, they will be functioning at a reduced intellectual level resulting in lower grades and the potential for them eventually dropping out of school.
- Teachers and parents can try and educate students on the harmful effects of drugs, but youth will want to experiment, and having access to marijuana so close to their school will have a detrimental effect on some students.

While it can be argued the shop will only sell marijuana to adults with prescriptions, it is a well-known fact many people will claim to have a medical need for marijuana when they in fact have no medical condition which requires it. The product can then be resold to youth who want to try marijuana for the first time.

If WestCanna is granted permission to operate at 700 West Broadway, this will negatively affect the area for the reasons stated above. Accordingly, we strongly urge the Director of Planning to reject WestCanna's application.

Sincerely,
0762730 B.C. Ltd.

s.22(1)



Luke Chiu
Director

Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 5:12 PM
To: Freeman, John
Subject: Notice of Development Application, 700 W. Broadway, DE420244

Hi John,

My name is s.22(1) I live s.22(1) I am writing with regards to the Notice of Development Application for 700 W. Broadway, DE420244.

I do not support this. The stated use is "medical marijuana". I do not have a concern with marijuana being used for REAL medical reasons. But in my opinion the recreational marijuana users are abusing this and have made a joke out of it.

Walking east along Broadway from where I live, to Main St for example, there are many, many "medical" marijuana places. It is inconceivable to me that there is this much need for medical marijuana. And most of these places proudly and boldly state there is a Doctor on site. Really? If I needed marijuana for a true medical reason I do not think I would be wandering to my local store, seeing some onsite "Doctor", getting a prescription and then picking up my stuff. The Doctor even being there at a "business", giving the ok to the customer to buy this product seems a conflict of interest especially given the non-medical recreational aspect of this product for some people. "Oh, you're experiencing this or that? Yup, you need marijuana for 'medical reasons'. Here is a prescription, go buy your stuff from my business partner, I mean that guy over there."

To me it seems most of these "medical marijuana" places are a farce, a lie. So I do not support another one being added. There is already way, way too many of them along Broadway.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 5:07 PM
To: Freeman, John
Subject: DE420244 - Medical Marijuana-Related Use Application

Hi John,

Please accept this as feedback against the Marijuana store opening at the 700 block W Broadway (Broadway /Heather St).

I do not support having a marijuana store at this location for the following reasons:

- I live on s.22(1) very close to the proposed location of the marijuana store with s.22(1) We frequent businesses on Broadway and also attend medical appointments in the various Medical offices in the area. We also use Broadway as a route to playgrounds and parks.

With a marijuana store opening it would affect our use of our neighborhood. We would not feel comfortable with taking our children past a marijuana store given the potential for it attracting criminal activity. Although medicinal marijuana is not illegal, the paraphernalia that they sell would attract those engaging in illegal activity. For example, those looking to buy a pipe/bong etc who use marijuana for a recreational/illegal purpose. There is also the dangers of people loitering and using the drugs illegally in our neighborhood after they have bought the pipe from the store. The dangers of people in the neighborhood with a diminished capacity to function and use proper judgement after using marijuana at the store is also a danger with young children close by.

There are many families who live in our building and the area who have children and these issues would affect a large population.

With the City of Vancouver encouraging families to stay in the city by requiring more 3 bedroom suites in apartment buildings, the opening of a marijuana store affecting families is contradictory to the City's plan.

- I work for the s.22(1) and am aware of the negative effect that a marijuana store has on general street disorder and the criminality it attracts with regular violent robberies of dispensaries. This is not a desirable effect on a neighborhood used by families and patients of the various medical centres and hospitals nearby.

- The use of proper ventilation would also be a great concern. With people smoking inside the store and also the storage or large amounts of marijuana, the odour / smoke would affect those walking by or attending neighboring businesses. If this business does open, please consider the requirement for proper ventilation that would not allow smoke to billow into the surrounding streets and businesses.

Thank you for your consideration.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 1:55 PM
To: Freeman, John
Subject: Medical Marijuana-Related Use Application # DE420244 at 700 West Broadway

Dear Mr. Freeman,

As a homeowner, just s.22(1) I am deeply concerned about the proposed change of use of this existing commercial until from Retail to Medical Marijuana-Related Use. I also s.22(1) so this proposal affects me in all aspects of my life. Please do not allow this change for these reasons:

- 1.) The enormity of the proposed floor area and the long operating hours have me very concerned about the certainty of increased criminal activity and the increased traffic of unwanted individuals (i.e. there not to visit local businesses, friends or health facilities) in this area.
- 2.) The terrible odor that emanates from other medical marijuana establishments (that are much smaller) has me worried about what will occur in a facility of such large dimensions.
- 3.) There are already several existing medical marijuana on Broadway, and on Cambie Street - another one here at Broadway and Heather is not necessary.
- 4.) Since this location is close walking distance to both the BC Cancer Agency and the Vancouver General Hospital, patient safety should also be considered. Especially as we do not have (nor do we want) a heavy police presence here.
- 5.) The commercial business that was here previously (The Dressing Room - a women's clothing retailer) was open for at least 20+ years, therefore this location is still a viable retail/commercial use property.

I urge you to please reject this application - and allow the space to remain a commercial unit. I live and work here and want to feel safe and proud of my neighborhood.

Thank you.

Sincerely,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Friday, June 24, 2016 11:36 AM
To: Freeman, John
Subject: Medical Marijuana-Related Use Application #DE420244 at 700 West Broadway

Hello Mr. Freeman,

We are writing to express our concerns about the development of a medical marijuana-related use store at 700 West Broadway.

Firstly, we are concerned that the store will increase criminal activity in our neighbourhood. I would be concerned for my safety when i walk in that area especially when I come home late from work. Also, I can foresee more thefts for local businesses as well as the Medical Marijuana store itself getting broken into. Secondly, this corner of Broadway and Cambie is already a very busy hub and intersection with a lot of people and cars. Opening this large store will attract even more people and unwanted individuals. People under the influence may choose to drive and possibly cause more accidents in already a busy intersection. Furthermore, a walk in clinic as well as VGH is located very close to this store. I can imagine the clinic and VGH getting a lot busier with people going to ask for prescriptions, thereby making people who actually need medical attention having to wait longer to get treated. Lastly, we have a lot of kids and teenagers in our areas. Seeing such a large store might influence them to try it as well.

Please take our concerns into consideration and I hope this development applicable does not get approved.

Sincerely,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 11:27 PM
To: Freeman, John
Subject: #DE420244 at 700 West Broadway.

Hello Mr. Freeman,

I am writing this letter on behalf of a property owner in the strata of s.22(1) Vancouver. Please understand that I choose not to reveal the unit number as the owner appreciates privacy. Also, she has s.22(1) s.22(1) I have been acting as her agent in taking care of this property.

I consulted the owner's opinion as soon as I received the notice regarding this Medical Marijuana retailer proposal. The owner expresses deep concerns about this proposal and believes this will have a negative impact towards rental values of properties in this beloved, quiet and peaceful neighborhood as it might attract unwanted individuals to this area. We appreciate your time and effort in listening to our voice and feel greatly honored in having this opportunity to communicate with City of Vancouver.

Regards,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 10:32 PM
To: Freeman, John
Subject: Medical Marijuana application - #DE420244 (700 W Broadway)

Hi John,

In confidence...

We would like to express our opinion related to above referenced medical Marijuana application.

My family resides in the neighborhood: we walk past this location everyday to and from school with our children. We have serious concerns related to the quality of patrons this type of store appeals to and feel this type of business would erode the family oriented character of the neighborhood.

It is for this reason that we would like to voice our opposition to this application and would encourage you to deny it's approval.

Thank you for your time and consideration.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 7:25 PM
To: Freeman, John
Subject: Medical Marijuana Proposal - 700 West Broadway

Good Afternoon John,

I received notice in the mail in regards to the proposal for changing the retail use to one related to medical marijuana (DE420244).

I live at s.22(1) and as you can imagine am very against having this use changed. The broadway corridor around Cambie has slowly blossomed in the past 5 years and this would be a step back into the wrong direction for the neighbourhood as a whole.

Thank you for your consideration into my concerns against this application.

Regards,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 2:32 PM
To: Freeman, John
Subject: RE: Objection to Development Application DE420244 for 700 West Broadway - Medical Marijuana-Related use

Hello Mr. Freeman,

Hope this email finds you well.

I am writing to object the development DE420244 on 700 West Broadway applied by WestCanna for the purpose of Medical Marijuana-Related use.

I live in a s.22(1) this location. There are over s.22(1) s.22(1) the street. All along West 8th in this area is residential. As long as I'm concerned, this is a residential neighborhood! I do not understand and strongly disagree with any further addition of Marijuana retails in the neighborhood. Apparently, there's another site at 511 W7th Ave as well. We strongly object to develop another one on 700 W Broadway.

Marijuana is a habit forming drug that may have some healing properties. So does many other drugs. The people who take pot will also be affected in their behavior. Common effect is to have the ability for driving impaired. While we do not have specific laws to define marijuana 'drunkenness', we do not want addictive drugs in our neighborhood.

We already have way too many marijuana stores in Vancouver under the name of cannabis clinic, dispensary, cannabis club, etc.

As of today, marijuana is illegal. If it is for medical purpose; it should be sold with doctors prescription in legal drug stores. I request Gregor Robertson and the Policy By Law makers in Vancouver City Hall to show us the data that the users/customers of all these "Clinic" and "Dispensary" are patients who have been proven by medical doctors that they need marijuana to improve their medical issues.

I am not asking for names. I am asking for information that is governed by privacy law and available for disclosure and audit to back up the planning for these marijuana stores development in Vancouver.

Thank you very much for your attention. Please sincerely consider the benefit of our next generation and stop this development.

Best regards,

s.22(1)

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 1:48 PM
To: Freeman, John
Subject: Objection to Development DE420244 700 West Broadway

Hello Mr. Freeman,

Hope this email finds you well.

I am writing to object the development DE420244 on 700 West Broadway applied by WestCanna for the purpose of Medical Marijuana-Related use.

I live in s.22(1) this location. There are over s.22(1) s.22(1) the street. As long as I'm concerned, this is more a residential neighborhood! I do not understand why there is any need to build so many Marijuana retails in the neighborhood. Apparently, there's another site at 511 W7th Ave as well. We strongly object to develop another one on 700 W Broadway.

Marijuana is a habit forming drug that may have some healing properties. So does many other drugs. The people who take pot will also be affected in their behavior. Common effect is to have the ability for driving impaired. While we do not have specific laws to define marijuana 'drunkenness', we do not want addictive drugs in our neighborhood.

Thank you very much for your attention. Please sincerely consider the benefit of our next generation and stop this development.

Best regards,
s.22(1)

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 1:37 PM
To: Freeman, John
Subject: Objection: Medical Marijuana- Related Use Application at 700 West Broadway #DE 420244

Hello John,

I am writing to you to express my objection to the medial marijuana application at 700 West Broadway.

This is a busy commercial corridor with the largest Medial/Dental building in Vancouver. There are no liquor stores on this or neighbouring blocks, and I don't see a need for the largest site selling marijuana in Vancouver on this block either. I believe it is not the right location for a business like this in such a busy area.

Thank you for taking my comments under consideration,
s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 23, 2016 10:06 AM
To: Freeman, John
Subject: Response to Development application 700 W Broadway

Hi John,

My name is s.22(1) and I am a resident of s.22(1). I received a note from the city about the application that WestCanna has for their business.

I am completely against this licence. s.22(1) has been a family residence for many years with many small children living on the area currently. I am personally against having a marijuana retail store close to where my children live. I do not want to start seeing people high close to where I live and close to my family in a regular basis. This is not the kind environment where I want my kids to grow up.

It is true that is a free country and that people can do whatever with their bodies but I do not want this kind of behaviour close to my house and close to my family.

I also have the right and the freedom to leave in a drug free area (even if this is consider "medicinal"). There is a reason why my husband and I choose this neighborhood and having a retail store with marijuana will completely change what we love about the area.

Please let me know if there is any other way to formally complaint against this or if this email is enough.

Thanks

s.22(1)

Freeman, John

From: s.22(1)
Sent: Wednesday, June 22, 2016 11:43 PM
To: Freeman, John
Subject: Medical Marijuana-Related Use Application # DE420244 at 700 West Broadway.

I just want to express my concern and opposition to the proposed opening of the marijuana store at the above location.

I live s.22(1) from the proposed site and it's currently a very nice and quiet neighborhood. Safe in the evening. The proposed store will open till 9:30 in the evening and it will attract unwanted individuals and/or criminal activity in the otherwise quiet neighborhood. There's also a cafe right on top of this site - the smell will for sure affect not only the business but the patrons who dine at the restaurant.

I sincerely hope the city will review the approval process and consider not approving the opening of such business in this neighborhood.

Thank you

s.22(1)

Sent from my iPad

Freeman, John

From: s.22(1)
Sent: Wednesday, June 22, 2016 10:29 PM
To: Freeman, John
Subject: 700 West Broadway

Dear Sir ,

We are the property owner of the s.22(1) We would to express our great concern to know that a retails store to Medical Marijuana in that area ..

The West Broadway area is the commercial and professional having medical marijuana store will effect the reputation and the risk of rising the crime rate in that area ...

We are asking the city of Vancouver to re - consider and reject this application .. If you have any questions please feel free to contact with us ...

Thanks you very for your kind attention Yours faithfully s.22(1)

Sent from my iPad

Freeman, John

From: s.22(1)
Sent: Wednesday, June 22, 2016 8:02 PM
To: Freeman, John
Subject: WestCanna Development 700 West Broadway
Attachments: BJP Cannabis and Psychosis.pdf

Dear John,

I am writing as a Psychiatrist who works at Vancouver General Hospital. I have significant concerns about opening a medical marijuana dispensary in such close proximity to the VGH campus and to the inpatient psychiatric wards in particular (the building currently housing the inpatient psychiatric wards is at 710 West 12th Avenue).

The evidence for the use of marijuana in the treatment of medical conditions is extremely limited (I believe the only conditions that have reasonable evidence are nausea and vomiting related to chemotherapy and some chronic pain conditions). Marijuana does not confer any therapeutic benefit for psychiatric illnesses. In contrast, the psychiatric literature recognizes the deleterious effects of cannabis use from the acute manifestations of heavy use, the exacerbation of chronic psychiatric illness by cannabis use, as well as the effects of cannabis dependence and withdrawal.

Much of my clinical work involves caring for patients with severe and persistent mental illness that are acutely unwell necessitating inpatient care to stabilize their mental state. Substance use, including cannabis, is often a contributory factor in their presentations. The proximity of this dispensary to the inpatient treatment units at VGH will improve our patient's ability to access this substance and I have no doubt will interfere with their recovery from the illness leading to admission.

As a clinician addressing substance use and its impact on mental illness in my daily work, I strongly oppose the opening of a large medicinal marijuana dispensary within a few blocks of our hospital. I have attached a journal article summarizing the literature on the psychiatric effects of cannabis use.

Regards,

s.22(1)



Psychiatric effects of cannabis[†]

ANDREW JOHNS

Background Cannabis is commonly regarded as an innocuous drug and the prevalence of lifetime and regular use has increased in most developed countries. However, accumulative evidence highlights the risks of dependence and other adverse effects, particularly among people with pre-existing psychiatric disorders.

Aims To re-evaluate the adverse effects of cannabis in the general population and among vulnerable individuals, including those with serious psychiatric disorders.

Method A wide-ranging review of the topics related to these issues.

Results and conclusions An appreciable proportion of cannabis users report short-lived adverse effects, including psychotic states following heavy consumption, and regular users are at risk of dependence. People with major mental illnesses such as schizophrenia are especially vulnerable in that cannabis generally provokes relapse and aggravates existing symptoms. Health workers need to recognise, and respond to, the adverse effects of cannabis on mental health.

Declaration of interest This review was commissioned and funded by the Department of Health, but the findings are those of the author alone.

UNTOWARD MENTAL EFFECTS OF CANNABIS

The untoward mental effects of cannabis may be classified:

- Psychological responses such as panic, anxiety, depression or psychosis. These effects may be described as 'toxic' in that they generally relate to excess consumption of the drug.
- Effects of cannabis on pre-existing mental illness and cannabis as a risk-factor for mental illness.
- Dependency or withdrawal effects.

The effects of cannabis on cognition are separately reviewed by Ashton (2001, this issue).

PSYCHOLOGICAL RESPONSES TO CANNABIS

There is good evidence that taking cannabis leads to acute adverse mental effects in a high proportion of regular users. Many of these effects are dose-related, but adverse symptoms may be aggravated by constitutional factors including youthfulness, personality attributes and vulnerability to serious mental illness.

Cannabis and mood change

The acute response to cannabis generally includes euphoria and feelings of detachment and relaxation. Adverse effects are not uncommon: these are generally short-lived, but may persist or recur with continued use of the drug.

From New Zealand, a sample of 1000 people aged 18–25 were asked to complete a self-administered questionnaire on cannabis use and related problems (Thomas, 1996). Those respondents who admitted using cannabis (38%) were asked about mental health consequences; of these, 22% reported panic attacks or anxiety. Women were twice as likely as men to

report these symptoms. Troisi *et al* (1998) used urine tests on Italian draftees to identify 133 men who used only cannabis. All individuals with a pre-existing psychosis or severe personality disorder had been excluded. An adjustment disorder with depressed mood was found in 16%, major depression in 14%, and dysthymia in 10.5%. The severity of these symptoms was dose-related. No acute psychotic symptoms were reported. Reilly *et al* (1998) describe the adverse effects found among 268 cannabis users who had taken the drug for at least 10 years, and who continued to smoke about two refers a day. The most common adverse effects were feelings of anxiety, paranoia or depression (21%), tiredness and low motivation (21%).

Among individuals making serious attempts at suicide, 16.2% met criteria for cannabis misuse/dependence compared with 1.9% of controls—much of the highly significant association was thought to be due to independent variables including comorbidity, but it is suggested that cannabis misuse makes a direct contribution to the risk of serious self-harm, either directly or by aggravation of other mental disorders (Beautrais *et al*, 1999).

Cannabis and psychosis

Cannabis use can lead to a range of short-lived symptoms such as depersonalisation, derealisation, a feeling of loss of control, fear of dying, irrational panic and paranoid ideas (Thomas, 1993). For example, Thomas (1996) reported that, among cannabis users who responded to his survey, 15% identified psychotic symptoms such as hearing voices or having unwarranted feelings of persecution or risk of harm from others. Two small case studies have reported prolonged depersonalisation after cessation of cannabis use (Szymanski, 1981; Keshaven & Lishman, 1986). 'Flashbacks' or the subsequent partial re-experience when drug-free of symptoms experienced during intoxication are rarely reported after cannabis use (Thomas, 1993).

The casual use of the term 'cannabis psychosis' in clinical psychiatric practice and in the scientific literature results in diagnostic imprecision and research of uncertain validity. Thornicroft (1990) reviews the possible associations between cannabis use and psychosis and suggests that common methodological failings are:

[†]See editorial, p. 98, this issue.

(a) studies fail to adequately separate organic from functional psychotic reactions to cannabis; (b) they have insufficiently discriminated between psychotic symptoms and syndromes of a psychosis; and (c) they have not balanced the weight of evidence for and against the category of cannabis psychosis. Although there is good evidence for believing that cannabis use may in certain circumstances contribute to psychotic disorders, the connections are complex.

Hall *et al* (1994) suggest that the fundamental questions are: is there a cannabis psychosis, and does cannabis precipitate an underlying psychosis? In theory, cannabis use may precipitate a psychosis in the following ways.

- (a) Acute use of large doses of the drug may induce a toxic or organic psychosis with symptoms of confusion and hallucination, which remit on abstinence.
- (b) Cannabis use may lead to an acute functional psychosis, similar to an acute schizophreniform state and lacking the organic features of a toxic psychosis.
- (c) Cannabis use may lead to a chronic psychosis, which persists after abstinence.
- (d) Long-term cannabis use may lead to an organic psychosis which only partially remits after abstinence, leaving a residual deficit state, sometimes called an amotivational syndrome, which is thought to be analogous to the chronic organic brain syndrome seen after prolonged misuse of alcohol.
- (e) Cannabis use may be a risk-factor for serious mental illness such as schizophrenia.

Cannabis and toxic psychosis

Apart from single-case reports, the nature of cannabis-induced toxic psychosis is considered in the following studies, all of which are weakened by the lack of urine-testing to confirm the presence of cannabis and the absence of other drugs of misuse.

Talbott & Teague (1969) described 12 soldiers in Vietnam who, after their first admitted use of cannabis, showed disorientation, impaired memory, confusion, reduced attention span and disordered thinking with labile effect and hallucinations. These symptoms resolved within a week. Tennant & Groesbeck (1972) describe psychoses among 36 000 US servicemen stationed in Germany. Of the

5120 soldiers using cannabis at least three times a week, 720 presented with cannabis-related problems. The hashish available was potent, containing 5–10% tetrahydrocannabinol (THC). The authors identified 19 cases of a panic attack or short-lived toxic psychosis, which appeared after a single high dose of hashish, and a further 85 cases of toxic psychosis which appeared after the consumption of cannabis with other drugs. These acute states tended to resolve within 3 days.

From Calcutta, Chopra & Smith (1974) retrospectively identified 200 in-patients who showed serious psychiatric symptoms after taking cannabis. The most common symptoms in all patients were sudden onset of confusion, often associated with hallucinations and emotional lability. Disorientation, depersonalisation and paranoid symptoms were common. Many patients had taken a large dose of cannabis, which was followed by an intoxicated state for which they were subsequently amnesic. Among the 34% of patients without a previous history of psychiatric disorder, adverse symptoms lasted no more than a few days, followed by full recovery. A previous history of schizophrenia or personality disorder was associated with longer duration of adverse symptoms.

From Pakistan, Chaudry *et al* (1991) report on effects of *bhang*, a potent beverage made from an infusion of cannabis leaves and flowering tops. They identified 15 patients who having taken *bhang*, presented with a psychosis with symptoms of grandiosity, excitement, hostility, disorientation, hallucinations and thought disorder. Mental state was assessed systematically, using the Brief Psychiatric Rating Scale (BPRS) (Lukoff *et al*, 1986). The control group of 10 patients all used *bhang*, but less frequently than the study group.

This work suggests that cannabis, especially in high doses, can produce a toxic psychosis in individuals who have no history of severe mental illness. The main features are mild impairment of consciousness, distorted sense of passage of time, dream-like euphoria, progressing to fragmented thought processes and hallucinations, generally resolving within a week of abstinence (Lishman, 1998).

Cannabis and acute functional psychosis

A number of studies suggest that heavy cannabis use can lead to an acute functional

illness, that is a state resembling the psychosis of acute schizophrenia without the amnesia and confusion of a toxic psychosis.

Tennant & Groesbeck (1972) identified 115 cases of schizophrenic reaction among the 720 regular users of cannabis; however, all but three had used cannabis with other drugs or alcohol. Thacore & Shukla (1976) compared 25 individuals with a putative diagnosis of 'cannabis psychosis of the paranoid type' with controls diagnosed with paranoid schizophrenia. Patients with cannabis psychosis showed more bizarre behaviour, violence, panicky affect, more insight and less evidence of thought disorder. They also showed a rapid response to neuroleptics with complete recovery. More robust in methodology is the work of Rottanburg *et al* (1982) in which 20 patients with psychosis and with high urinary cannabinoids were compared with 20 matched cannabis-free controls. Mental state was assessed using the Present State Examination (PSE) (Wing *et al*, 1974). The cannabis-positive patients had more symptoms of hypomania and agitation, less auditory hallucinations, flattening of affect, incoherent speech and hysteria than controls. Clouding of consciousness was absent in most cannabis patients. They also showed marked improvements in symptoms within a week, while the controls remained unwell despite receiving comparable antipsychotic drugs. The authors conclude that a high intake of cannabis may be related to a rapidly resolving psychosis with marked hypomanic features. However, 16 cannabis-positive psychotic patients left the study prematurely, which may bias the findings on the 20 who remained. Rapid resolution of symptoms is also reported by Carney *et al* (1984), who identified nine patients with cannabis-related psychotic episodes. Their differing symptomatology was described as 'schizophreniform, manic, delusional psychosis and confusion'.

More recently, Mathers & Ghodse (1992) carried out a prospective study of in-patients with psychotic symptoms and cannabis-positive urine. Blind to the urine test result, researchers applied the PSE on admission and again at 1 and 6 months. Concurrently admitted patients with psychosis but with drug-free urine analysis were controls. At 1 week the two groups differed significantly on only five PSE items: changed perception, thought insertion, non-verbal auditory hallucinations, delusions of control, and delusions of

grandiose ability; this symptom cluster at 1 week was thought to be consistent with acute cannabis intoxication. These differences were minor at 1 month and absent at 6 months. Chronic cannabis-induced psychosis was not found. Caucasian patients were more likely to be depressed with depersonalisation and derealisation, while African Caribbeans showed more culturally influenced delusions. However, these findings could not be replicated by McGuire *et al* (1994) who also used the PSE to assess the psychopathology of 23 patients with psychosis who were cannabis-positive on urinary screening, and 46 matched drug-free controls. Cases and controls were indistinguishable in terms of psychopathology, DSM III diagnoses (American Psychiatric Association, 1980), onset of recent illness, the proportion of first admissions, ethnicity and socio-economic class, differing only in their histories of substance use.

Having compared groups of drug-misusing patients with psychosis of varying duration, Tsuang *et al* (1982) concluded that the shorter-duration disorders were drug-induced toxic psychoses, and the longer-lasting disorders represented the expression of functional psychiatric illness in vulnerable individuals. If corroborated, this suggests that the 'functional psychosis' related to cannabis use is best explained as a precipitated episode of an underlying functional illness.

Cannabis and chronic psychosis

Ghodes (1986) has suggested that regular heavy users of cannabis may suffer repeated short episodes of psychosis and effectively 'maintain' themselves in a chronic psychotic state. This is a possibility, but Hall *et al* (1994) note that it is difficult to distinguish between a chronic cannabis psychosis and the co-occurrence of an illness such as schizophrenia with continued cannabis use. There is however, no robust evidence that heavy cannabis use may lead to a psychotic illness which persists after abstinence (Thomas, 1993).

Cannabis and amotivational syndrome

It has been suggested that heavy cannabis use could lead to an 'amotivational syndrome' described as personality deterioration with loss of energy and drive to work (Tennant & Groesbeck, 1972). The

supporting evidence largely comprises uncontrolled studies of long-term cannabis users in various cultures (Hall *et al*, 1994). It is probable that amotivational syndrome represents nothing more than ongoing intoxication in frequent users of the drug (Negrete *et al*, 1986) and the validity of this diagnosis remains uncertain (Hall *et al*, 1994).

Cannabis as risk-factor for serious mental illness

Comorbidity rates

Cannabis use is associated with high rates of comorbidity for other psychiatric diagnoses. The Epidemiologic Catchment Area (ECA) survey (Regier *et al*, 1990) of 20 000 subjects in community and institutional settings showed that 50.1% of individuals with cannabis dependence/misuse also met DSM III criteria for one other non-drug or alcohol mental disorder. Among 133 Italian draftees, Troisi *et al* (1998) found that the prevalence of comorbidity was significantly related to the pattern of cannabis use: 69% of subjects with DSM III R cannabis dependence, 41% of those with cannabis abuse and 24% of occasional users reported at least one DSM III R Axis 1 psychiatric diagnosis. Most common were adjustment disorder with depressed mood ($n=21$), major depression ($n=19$) and dysthymia ($n=14$). The severity of symptoms also increased with degree of cannabis use. Psychotic symptoms were not found, but it should be noted all individuals with psychotic illness or severe personality disorder were not drafted.

There are high rates of drug misuse among people with mental illness. The ECA study (Regier *et al*, 1990) showed that the risk of meeting criteria for a substance misuse disorder was 4.6 times higher in those suffering from schizophrenia than in the general population. Schizophrenia was associated with a six-fold increase in risk of developing a drug use disorder, and cannabis was the most commonly misused drug. Menezes *et al* (1996) examined the prevalence of substance misuse problems among 171 patients with psychotic illness who had any contact with mental health treatment services in a south London area. Alcohol problems were more prevalent, but current use of one or more drugs was found in 35 subjects (20%); all but two said they used cannabis. Cantwell *et al* (1999) studied 168 subjects presenting with a first

episode of psychosis and found 1-year prevalence rates of 19.5% for drug misuse, 11.7% for alcohol misuse, and cannabis was the most commonly misused substance. Given these findings, it is necessary to review the possible role of cannabis as a risk factor for functional illness and for the aggravation of symptoms.

Effects of cannabis on severe mental illness

Given that high doses of cannabis can cause a toxic psychosis, then it may be supposed it will aggravate the symptoms of schizophrenia. However, clinical experience suggests that some patients say that they take cannabis as a form of 'self-medication'. For example, Dixon *et al* (1990) interviewed 83 patients with schizophrenia or schizophreniform psychoses who reported that cannabis reduced anxiety and depression, led to increased suspiciousness and had varied effects on drive and hallucinations. Arndt *et al* (1992) investigated a cohort of 131 patients with schizophrenia and found that previous use of cannabis had no impact on current symptoms. Peralta & Cuesta (1992) reported that cannabis had no significant effect on positive symptoms of schizophrenia, but it did attenuate negative symptoms.

On the other hand, there are a few controlled studies that have tended to demonstrate that cannabis aggravates the severity of positive symptoms. Negrete *et al* (1986) described the history of confirmed cannabis use in 137 patients with schizophrenia in treatment. Subjects who were using cannabis over the 6-month observation period presented with significantly greater delusions and hallucinations, and made more use of psychiatric services. Similarly, Cleghorn *et al* (1991) found that drug-users with schizophrenia, among whom cannabis was the most heavily used drug, had a higher prevalence of hallucinations, delusions and other positive symptoms. This finding was replicated by Baigent *et al* (1995), who reported that among 53 in-patients with a dual diagnosis of substance misuse and schizophrenia, cannabis was the only drug that worsened positive symptoms.

Data from the ECA survey (Swanson *et al*, 1990) also casts some light on the possible effects of cannabis use disorder and violence. Subjects were asked about episodes of violence in the previous year (i.e. hitting a partner, bruising a child, fighting, using a weapon in a fight while drinking). Of the 191 respondents with

cannabis abuse or dependence, 19.25% (risk ratio 9.4) had been violent compared with 12.69% (risk ratio 6.2) of those with schizophrenia or schizophreniform disorder and 24.57% (risk ratio 11.9) of those with alcohol abuse or dependence. Here, the risk is expressed relative to the 2.05% who were violent among those of the sample population who showed no psychiatric disorder. However, this does not amount to a causal correlation between cannabis co-morbidity and violence, given the possible role of intervening variables such as individual and social factors.

That cannabis consumption also has an adverse effect on the course of schizophrenia was noted by Negrete *et al* (1986) and confirmed in a prospective study by Linszman *et al* (1994). A cohort of newly admitted patients with schizophrenia were assessed monthly for a year, using the BPRS and self-reports of cannabis use. The cannabis-using group ($n=24$) experienced significantly more and earlier psychotic relapses and this effect was dose-related.

As Hall *et al* (1994) remark, these findings are a slender basis on which to draw conclusions about the effect of cannabis on schizophrenic symptoms. Until further prospective studies have been carried out, it would be prudent to regard cannabis as a vulnerability factor in relation to major mental illness and to caution at-risk individuals against using the drug.

Cannabis as risk factor for mental illness

There is no evidence that cannabis is a causal factor in schizophrenia and it is more relevant to consider whether the misuse of the drug constitutes a risk factor for this illness. Supporting evidence is found in a prospective study by Andreasson *et al* (1987) of 45 570 Swedish conscripts, of whom 9.4% had used cannabis and 1.7% were 'high consumers' having used more than 50 times. Fifteen-year follow-up data were drawn from national registers of deaths and psychiatric cases. Compared with non-users, the relative risk of schizophrenia was 2.4 in the group that reported use of cannabis at least once, rising to 6.0 among heavy users. Nearly half (430/730) of these high consumers had a psychiatric diagnosis other than psychosis on conscription; controlling for this reduced the relative risk to 2.9. The authors suggest that cannabis consumption is a 'life-event stressor' for individuals vulnerable to schizophrenia. Hall *et al* (1994) offer a number

of alternative explanations. There is a large temporal gap between self-reported cannabis use on conscription and the development of schizophrenia over 15 years, and no data as to whether the cannabis use continued during this time. Drugs other than cannabis could have been taken at any time after conscription.

It should also be noted that as only 49 of the 274 conscripts with schizophrenia had ever tried cannabis, then this drug may only be relevant to a minority of cases. Furthermore, Jablensky *et al* (1992) demonstrate a striking uniformity in the incidence of schizophrenia in cultures with very different rates of cannabis consumption.

The possibility of a genetic explanation for the association between cannabis use and schizophrenia was raised by McGuire *et al* (1994). In this study, 23 patients with psychosis and with cannabis in their urine were gender-matched with 46 drug-free controls with psychosis, and the lifetime risk of psychiatric disorder among all the first-degree relatives was ascertained. The cannabis-positive subjects had a significantly greater (7.1%) familial risk of schizophrenia than controls (0.7%), suggesting that the development or recurrence of acute psychosis in the context of cannabis use may be associated with a genetic predisposition to schizophrenia.

CANNABIS DEPENDENCE

Evidence for cannabis dependence

It had been believed that cannabis use did not lead to tolerance and that there was no withdrawal syndrome. However, since the mid-1970s, these views have been challenged by many experimental and observational studies. For example, Jones & Benowitz (1976) administered oral THC in doses of 70–210 mg/day to subjects for 30 days and noted a progressive loss of the subjective 'high'. This finding was replicated by Georgotas & Zeidenberg (1979), who gave an average daily dose of 210 mg THC to volunteers for a 4-week period; the subjects then "found that the marijuana was much weaker". Withdrawal signs were also found: during the first week of abstinence the subjects "became very irritable, uncooperative, resistant and at times hostile"; they also became hungry and experienced insomnia. These effects waned over 3 weeks. Cessation of smoked cannabis has also been shown to lead to withdrawal symptoms (Haney *et al*, 1999). The

cannabis-withdrawal syndrome has now been unequivocally demonstrated and includes restlessness, anxiety, dysphoria, irritability, insomnia, anorexia, muscle tremor, increased reflexes and autonomic effects including changes in heart rate, blood pressure, sweating and diarrhoea. The syndrome may appear in about 10 hours, and peaks at about 48 hours (Mendelson *et al*, 1984).

The validity of cannabis dependence

The *Diagnostic and Statistical Manual of Mental Disorders* (DSM IV; American Psychiatric Association, 1994) presents criteria for the diagnosis of psychoactive substance dependence, based largely on the concept of the dependence syndrome (Edwards *et al*, 1981). The key features of DSM IV substance dependence are cognitive, behavioural and physiological symptoms, indicating that the individual continues to use the substance despite significant substance-related problems. The criteria include tolerance, a withdrawal syndrome, difficulty in controlling consumption and a pattern of use which leads to a reduction in other important activities. In an empirical study, Morgenstern *et al* (1994) found the DSM concept of cannabis dependence as least as valid as those for dependence on alcohol, opiates, stimulants and sedatives.

Prevalence and course of cannabis dependence

From ECA data, Anthony & Helzer (1991) showed that men had a higher prevalence (7.7%) of cannabis abuse or dependence than women (4.8%). This was largely due to the greater exposure to illicit drugs of men, since the prevalence of a diagnosis of abuse/dependence among those who had used cannabis more than five times was the same in men and women (21% and 19%, respectively). Extrapolating from these data, Hall *et al* (1994) suggest that about 17% of those who used cannabis more than five times would meet DSM III criteria for dependence, and that for those who have ever used there is approximately a 1/10 risk.

From a New Zealand birth cohort of 1265 children, Fergusson & Horwood (2000) found that by the age of 21, nearly 70% had used cannabis and over 9% met DSM IV criteria for cannabis dependence. Key predictors were male gender, ethnic

minority status and measures of adolescent risk-taking behaviours, including cigarette smoking, conduct problems and a delinquent peer group.

Wiesbeck *et al* (1996) set out to determine the prevalence of the cannabis-withdrawal syndrome in people who had used the drug but who were not in treatment. In a cohort of 5611 individuals, 31% had taken the drug on more than 21 occasions in a year. Among these more frequent users, 16% met criteria for a cannabis-withdrawal syndrome i.e. at least any one of the following: feeling nervous or irritable, insomnia, tremor, sweats, nausea, gastrointestinal disturbance or appetite change. These individuals had used the drug almost daily for an average of 70 months and even when use of alcohol and other drugs was considered, cannabis use was still significantly related to a self-report of a history of cannabis withdrawal.

Thomas (1996) found that 35% of cannabis users said that they could not stop when they wanted to, 24% continued to use despite problems attributed to the drug and 13% felt that they could not control their consumption. Restlessness or irritability if they could not use cannabis was reported by 20% of those surveyed. Interestingly, dependent users were no more likely to report panic or psychotic episodes than those classed as non-dependent. With regard to untoward social consequences, 14% of cannabis users agreed that the consumption of the drug had caused them to neglect activities previously considered important or enjoyable. These findings (Thomas, 1996) have to be qualified by the low overall response rate of 35%, the use of unvalidated criteria for cannabis dependence and by the lack of data on misuse of alcohol or other drugs among the sample.

Swift *et al* (1998) interviewed a sample from New South Wales of 243 long-term cannabis users who were smoking 3-4 times a week. A lifetime prevalence of 57% was found for both DSM III R and ICD 10 (World Health Organization, 1992) dependence, but only a quarter perceived that they had a cannabis problem.

VULNERABILITY TO ADVERSE EFFECTS OF CANNABIS

It has previously been emphasised that constitutional factors such as relative

youthfulness, personality and misuse of other drugs, may act as vulnerability factors to the adverse mental effects of cannabis. Mental illness as a vulnerability factor has been reviewed in the previous section.

Adolescence

There are a number of reasons why adolescence may be regarded as a time of vulnerability for the adverse mental effects of cannabis. First, adolescents may experience emotional problems that cue cannabis use, and their relative youth may lead to an increased risk of adverse mental states on using the drug. Second, regular use of cannabis may interfere with learning and personal development. Last, early initiation of cannabis use may predict an increased risk of escalation in risk and progression to other drugs.

With regard to the possible impact of emotional problems, Newcombe & Bentler (1988) found a strong relationship between adolescent drug use and the experience of emotional distress, depression and lack of a sense of purpose in life. As to the prospect of adverse mental states on using high doses of cannabis, this review has demonstrated dose-related effects in adults and the younger user is not likely to be at any lesser risk. Crowley *et al* (1998) found that for adolescents with conduct problems, cannabis use was not benign in that misuse was associated with high rates of dependence and withdrawal.

The possible effects of cannabis consumption on the educational performance of adolescents are not easy to demonstrate in population studies (Hall *et al*, 1994). Newcombe & Bentler (1988), having controlled for the higher nonconformity and the lower academic potential among adolescent drug users, found only a modest negative link between drug use and college involvement. Schwartz *et al* (1989) found short-term memory impairment in 10 cannabis-dependent adolescents compared with matched controls. Test results tended to improve over 6 weeks, which suggested that the deficits observed were due to past cannabis use.

Polydrug use

A substantial number of young people in the community use a range of drugs which includes cannabis. Ramsay & Percy (1996) found that 4% of a group of 16- to 29-year-olds admitted using cannabis and other drugs in the past month, by

contrast with 8% who had used only cannabis. Clinical observation suggests that cannabis users who also misuse other drugs or alcohol seem to experience more severe mental health problems than those who solely take cannabis, but there do not appear to be any substantial published studies on this issue. Polydrug use is a recognised concern in psychiatric populations: for example, Baigent *et al* (1995) found that 20% of their dual-diagnosis patients misused more than one substance.

Personality

Given the heterogeneity of the population of cannabis users, it is not surprising that no single personality type or disorder is particular to users of that drug or, indeed, to users of any illicit drug (Allen & Frances, 1986). However, it is a matter of clinical observation that the use of cannabis by some individuals seems to be predisposed by traits such as social anxiety, anxiety or dysphoria. Such posited use as a form of self-medication to relieve unwanted affects or feelings was not corroborated in a study of cannabis-dependent individuals (Greene *et al*, 1993). There is good evidence for the comorbidity of drug misuse and some personality disorders. For example, Regier *et al* (1990) report that some form of substance abuse was identified in 83.6% of individuals with antisocial personality disorder (ASPD), with an odds ratio of 29.6. It should be appreciated that this very high rate arises because substance abuse is one of the major diagnostic criteria for ASPD; only 16% of individuals with ASPD did not have a history of substance abuse. The same study showed that the lifetime prevalence of ASPD in cannabis abuse or dependence was 14.7% with an odds ratio of 8.3. The interaction between ASPD and cannabis use is too complex to explore at length in this review, but it is probable that each disorder exacerbates the adverse effects of the other. See Dolan & Coid (1993) for a discussion of factors determining outcome in ASPD.

Implications for mental health care

How should mental health services respond to these findings? The key priorities are: (a) risk-management and care-planning have to be informed by a thorough substance-misuse assessment (Johns, 1997); (b) community and in-patient psychiatric services should develop policies on substance use which balance the treatment needs of

individual patients with duties of care to other patients and to the general public; and (c) research is needed into treatment interventions for patients with mental illness and substance misuse problems.

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CLINICAL IMPLICATIONS

- Among those who have ever taken cannabis, 1/10 are at risk of dependence.
- Heavy cannabis misuse leads to the risk of psychotic episodes, and aggravates the symptoms and course of schizophrenia.
- For any psychiatric patient, risk management and care planning is incomplete without a thorough assessment of substance misuse.

LIMITATIONS

- The available literature shows a preponderance of case reports and uncontrolled studies.
- Epidemiological findings from one setting cannot be assumed to generalise to other cultural groups.
- It is not easy to determine causal explanations from the studies cited.

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Psychiatric effects of cannabis

ANDREW JOHNS

BJP 2001, 178:116-122.

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References

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Freeman, John

From: s.22(1)
Sent: Wednesday, June 22, 2016 6:14 AM
To: Freeman, John
Cc: s.22(1)
Subject: Objection: Medical Marijuana- Related Use Application at 700 West Broadway (DE 420244)

Hello John,

I work close by the proposed site which will be the largest site selling marijuana in Vancouver, if not in Canada, if approved.

I frequent I-Cafe, the restaurant just above the site and the SUB, two stores west of the site s.22(1) s.22(1) I use the cross walk at Broadway and Heather and may use the bus stop in front of the site. The 700 block of West Broadway is one of the busiest commercial block along Broadway as there is the largest medical /dental building in Vancouver. Myself and many others are exposed to the offensive smell of marijuana if the proposed site is approved. Many will have to avoid that corner if imposed by the City and it is not acceptable. There may be petty crime or break-in at the site and innocent bystanders may be affected.

Such a site will definitely affect the traffic in that busy area including parking etc. It will definitely affect people using the facilities and pedestrian traffic at that corner. I understand there are at least 2 other proposed sites 2 to 3 blocks from 700 West Broadway which may be more appropriate than this proposed site, if one or two of them are approved.

I strongly object the City to allow this 700 West Broadway proposed site to proceed.

Thank you for your consideration.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Tuesday, June 21, 2016 11:48 PM
To: Freeman, John
Cc: s.22(1)
Subject: Medical Marijuana at 700 West Broadway

Dear Mr. Freeman,

We are s.22(1) We are writing to oppose the application for a medical marijuana business at 700 West Broadway.

While we are sympathetic to the unfortunate few who requires marijuana for medical purposes, there are quite a few such dispensaries in the neighbourhood. In particular, there is already a medical marijuana dispensary near Cambie and West 13th. We certainly do not need to have so many medical marijuana dispensaries.

Medical marijuana business so far is poorly and ineffectively regulated. Until our government can have a better handle of how to regulate this, the City should not issue any new permit on such business.

s.22(1)

Sent from my iPad

Freeman, John

From: s.22(1)
Sent: Tuesday, June 21, 2016 4:06 PM
To: Freeman, John
Subject: Ref: DE420244

s.22(1)

Dear Mr. Freeman,

I am writing this letter to express our family's opposition to the WestCanna Medicinal application (ref: DE420244) at 700 West Broadway.

We understand that this application is for medicinal purposes and we support the right for patients to obtain prescriptions. It seems, however, that there are already many such facilities in the surrounding area especially along the Broadway corridor as well as both Cambie and Main Streets. The next closest dispensary on Cambie Street is only a couple of blocks away. A quick online search indicates that there are already more dispensaries in the area than regular pharmacies.

I am concerned that there is a lack of in depth impact studies between this type of business, the number of them in operation and the effect on communities and residential neighbourhoods especially in areas, like ours, where there are many young families. I ask that the City devote resources to studying how dispensaries (and the number of them) positively or negatively impact an existing work/live neighbourhood before proceeding with additional application approvals.

Once establishments of any type are allowed to operate, it is very difficult to reverse the course. For this reason, and the fact that there are already dispensaries nearby to fulfill prescription needs, I am opposed to this application until reasonable long term impact studies are conducted and the results analyzed and accepted by the community.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Monday, June 20, 2016 12:04 PM
To: Freeman, John
Subject: RE: Development Application DE 420244 700 West Broadway

Hi John,

I did not write regarding 6747 Cambie St. I wrote about **700 West Broadway (DE420244)**. Please update your file.

Thank you.

s.22(1)

From: Freeman, John [mailto:John.Freeman@vancouver.ca]
Sent: Monday, June 20, 2016 11:23 AM
To: s.22(1)
Subject: RE: Development Application DE 420244 700 West Broadway

Hi s.22(1)

Thank you very much for your email about **6747 Cambie St.** Your letter will become part of the official file for this Development Application (**DE420110**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **May 31st, 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

John Freeman Project Facilitator 604 871 6076
John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Monday, June 20, 2016 11:21 AM
To: Freeman, John
Subject: Development Application DE 420244 700 West Broadway

Hello Mr. Freeman,

I want to express my objection to the development application for a Marijuana clinic DE420244 at 700 West Broadway.

I live in the neighborhood and frequently dine at the iCafe restaurant which is directly above this clinic's location. I would refrain from visiting this restaurant because the smell/odor from this clinic would affect the taste and smell of the food even fans are installed.

There are already 2 other applications in the area (511 West 7th Ave DE419508 and 1110 West Broadway DE419588), all in the proximity of 700 West Broadway.

Again, I insist that I object to this application DE420244.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Sunday, June 19, 2016 6:32 PM
To: Freeman, John
Subject: DE420244 - 700 West Broadway

Dear Mr. Freeman,

Further to the information provided by the city regarding DE420244 - 700 West Broadway, my wife and I wish to register our strong disapproval of this use being allowed. This is a very bad fit for the neighbourhood, which now includes many families with children, and is not aligned with the current use and economic profile for developments in the area.

In addition, we have further concerns about the very long operating hours, which increases the likelihood of undesirable individuals frequenting the neighbourhood.

While it is currently politically expedient and "with it" to consider these kinds of uses to be "cool".... I wish to remind the city that the fact that something is legal, does not make it either moral or desirable to local residents.

The medical benefits, if any, are clearly offset by the deleterious effects on individuals and society that marijuana has been shown clearly to produce.

Regards

s.22(1)

Freeman, John

From: s.22(1)
Sent: Thursday, June 16, 2016 6:33 PM
To: Freeman, John
Subject: Ref: DE420244

s.22(1)

Dear John,

I am writing this letter to you hoping that you will strongly reconsider the WestCanna Medicinal application (ref: DE420244) at the location 700 West Broadway in Vancouver.

I am very concerned about this line of business at this location; it is right in the middle of a quiet residential/business area, with lots of young children around. This will bring a lot of unwanted traffic into the neighborhood; with the hours of business going until 9:30pm for seven days a week, this will bring no peace to the neighborhood. In addition, the odour from this is very disturbing for many people; we seldom smell anyone using the drug at the moment, but once the establishment is put in place the smell would be around all the time. This does not seem right as this is the neighbourhood that our children call home. In addition, the establishment is going to be fairly close to a Montessori Centre (as well as a child gym), which I believe could be against the regulations set.

There has to be a better location for such a business and humbly ask you to reconsider. We strongly oppose this line of business for this neighbourhood under any business name.

Thank you,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Wednesday, June 15, 2016 2:39 PM
To: Freeman, John
Subject: Development Application DE420244

Dear Mr. Freeman:

In regards to the development application DE420244 for 700 West Broadway to change use from Retail Store to Medical Marijuana Related use, as one of the s.22(1) we strongly oppose to the change of use. For all medical related matters should be handled in the hospitals by trained professionals.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Tuesday, June 14, 2016 12:32 PM
To: Freeman, John
Subject: Re: 700 West Broadway - DE420244

Thank you for your response, John.

Have a great day!

s.22(1)

On Tue, Jun 14, 2016 at 12:28 PM, Freeman, John <John.Freeman@vancouver.ca> wrote:

Thank you very much for your email about **700 West Broadway**. Your letter will become part of the official file for this Development Application (**DE420244**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

John Freeman Project Facilitator [604 871 6076](tel:6048716076)

John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

From: s.22(1)
Sent: Tuesday, June 14, 2016 8:25 AM

To: Freeman, John

Subject: 700 West Broadway - DE420244

Good day, John.

With regard to the above-noted site and development application for a marijuana retailer, I am writing to file my objection to this kind of use in our neighbourhood. I live s.22(1) from 700 West Broadway.

Until now, we have been able to avoid the decline of other neighbourhood retail strips in Vancouver that have been over-tenanted with pot shops. There appear to be several areas of the city where one can find multiple pot shops on the same block, all claiming to be medicinal in nature. The lack of respect in the pot industry with respect to the city's bylaw regulations pertaining to pot shops illustrate what little regard the industry has for the rule of law.

I am also concerned that the city cannot be certain whether the proposed tenant for 700 Broadway has any links to criminal activity.

There are no circumstances under which I could support this form of use in our neighbourhood, and it is my hope that the city will stem the tide of these kind of uses from entering our area.

Regards,

s.22(1)

Freeman, John

From: s.22(1)
Sent: Tuesday, June 14, 2016 7:11 AM
To: Freeman, John
Subject: devapp 700 w broadway

strongly opposed to this change of use. selling marijuana through these store front operations is still illegal in canada, I wish the city would grow a pair and stop issuing business licences.

s.22(1)

Freeman, John

From: s.22(1)
Sent: Monday, June 13, 2016 8:42 PM
To: Freeman, John
Subject: Notice of Development Application - DE420244

Dear Mr. Freeman

Received a Notice of Development Application from you today, and I am strongly strongly against the proposal of any change of use from Retail Store to Medical Marijuana-Related use.

Thanks

s.22(1)

Freeman, John

From: s.22(1)
Sent: Monday, June 13, 2016 8:28 PM
To: Freeman, John
Subject: Comments on the application #DE420244

Dear Mr. Freeman,

We have received the Notice of Development Application asking for comments on the application from WestCanna. This application applies to the City for permission to change the use of a Retail Store at 700 West Broadway to a pot store use. We, as residents of s.22(1) Vancouver, are strongly against this application and would like to ask the City Council not to approve it. This neighborhood is a dense residential and business area. Many families in this area have school-aged kids. Several elementary schools and Daycare facilities are nearby including Kids at Heather ((710 West 12th Avenue), L'ile Aux Oiseaux Montessori School (655 West 8th Avenue), Echelon Day Care/preschool (575 West 8th Avenue), and Blessed Sacrament Elementary (Heather Street and 14th Avenue). We are very concerned about any possible negative impacts of marijuana use on the health of children and the children themselves living in the neighborhood. Additionally, there are many offices, retail stores, and restaurants in the area. A pot store would no doubt have a detrimental effect on the businesses nearby.

Thank you for your consideration!

Sincerely yours,

s.22(1)

Freeman, John

From:

s.22(1)

Sent:

Monday, June 13, 2016 8:20 PM

To:

Freeman, John

RE: DE420244 "Medical Marijuana Related use" 700 W Broadway
We do not want to see this application approved.

Are you aware in January you also sent out a notice for a "Medical Marijuana Related use" application for 511 West 7th Ave.....2 1/2 blocks away from above??
We do not want to see DE419508 application approved either.

From: s.22(1)
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 6/30/2016 7:31:55 AM
Subject: 700 w Broadway

Hello,

I am the owner of s.22(1) will be one of the ones closest to the proposed Canna weed store should their application be approved.

In my experience, I have noticed an increased amount of loitering outside of these types of retail stores. I work early mornings and evening street noise is something I am sensitive to depending on the store hours. I am apprehensive with the amount of traffic that this store will bring the demographic of clients that It will bring. Such a store in my opinion should be reserved for a non residential street. I would suggest that they apply for their permit for a space along Broadway.

I would appreciate a confirmation that this email was received. Will all further communication on this situation be through our property manager going forward?

Thank you

s.22(1)

Sent from my iPhone

From: s.22(1)

To: "Freeman, John" <John.Freeman@vancouver.ca>

Date: 4/13/2016 10:10:52 AM

Subject: 700 West Broadway

Attachments: CCF20160413.pdf

Hi John,

This is a few support letter for 700 West Broadway and we try get more.

Regards

s.22(1)

1 April 2016

To whom it may concern:

I have been suffering from a back pain due to a s.22(1) and my family doctor has prescribed medicinal marijuana as part of my treatment. I live in downtown Vancouver and 700 W Broadway is a great convenience to me. It is only s.22(1) and I also get an easy access to legal, high quality, health controlled medical marijuana. I am writing this letter to support Westcanna medicinal dispensary on 700 W Broadway to be operational as soon as possible.

Best Regards,

s.22(1)

March 30 2016

To whom it may Concern:

My body has a very ^{s.22(1)} [REDACTED] Due to lack of nutrition, my body got very weak and vulnerable. My family Dr strongly suggested use of indica marijuana to increase appetite and eventually gain weight. I have been using medical marijuana since September and it had a great positive effect on my physical condition and a significant improvement in my appetite. ^{s.22(1)} [REDACTED]

^{s.22(1)} [REDACTED] A medical dispensary on 700 W Broadway will be very helpful and a very convenient location for me.

Sincerely

^{s.22(1)} [REDACTED]

453 W 12th Ave

Vancouver, BC

V5Y 1V4

April 3 2016

Dear Sir/Madam

My name is s.22(1) and I have s.22(1) that make it hard for me to drive a vehicle. Therefore I prefer to use forms of transportation such as bus and sky train. My doctor has prescribed use of medical marijuana for my condition. If the location 700 W Broadway opens, it will be a very convenient location for me to buy my medical marijuana because the bus stops right in front of the shop and my doctor is also right next to it. I strongly support that this dispensary opens as soon as possible.

Sincerely

s.22(1)

From:	s.22(1)
To:	"Freeman, John" <John.Freeman@vancouver.ca>
Date:	6/13/2016 4:33:53 PM
Subject:	De420244

Thank you for the notice about this notice of development application. I am writing to let you know that I am concerned about the number of marijuana retail stores that are being proposed in my area. I understand that one opened up just down the street on West seventh which was approved and now one on West Broadway within blocks is being contemplated. I would think that the city would look at the bigger plan in the number that are being proposed and approved.

Due to these reasons I am formally noting my objection.

s.22(1)

Sent from my iPad

From: s.22(1)
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 8/1/2016 4:00:20 PM
Subject: Marijuana dispensaries applying for permits at 1110 and 700 block West Broadway

I hope that neither of these have been given permits. I was walking by Broadway and Heather yesterday and noticed the application in the window of a vacant shop. There are already dispensaries near by each of these two sites, on both Cambie and on Granville Streets. There is no way that there needs to be as many of these as there are traditional pharmacies. At the rate that they are appearing there will soon be more. To allow any more to exist is only promoting substance abuse. It's time to start shutting a few down, not accepting more into an already over saturated market

s.22(1)

Sent from my iPad

From:	s.22(1)
To:	"Freeman, John" <John.Freeman@vancouver.ca>
Date:	6/23/2016 1:07:50 AM
Subject:	Disagree the application regarding West Canna to change the use from Retail Store to Medical Marijuana-Related use

Dear Mr. Freeman,

We disagree the application of West Canna to change the use from Retail Store to Medical Marijuana-Related use;

Regarding to West Canna has applied to the City of Vancouver for permission to

- Change the use from Retail Store to Medical Marijuana-Related use;
- Proposed floor area: approximately 4688 square feet;
- Proposed operating hours: from 9:30 am to 9:30 pm.

We are the residents nearby the application location. We are very concern about the Marijuana-Related store may increase criminal activity and attract more un-welcomed individuals to this safe and peaceful neighbourhood. Especially, there is an elementary school nearby.

It might make our living community become a dangerous environment . Because the location is very close to our home (s.22(1) Vancouver) which is a residential area. Also there're lots of families with children are living in this area.

We do not expect to see the store conducting our children to approach the Manjuana while they're growing. Moreover; the operating hours is so long from 9:30 am to 9:30 pm. , it is very easy for teens to reach those things at anytime.

We think such kind of specific store should be kept away from the residential area & growing children as far as possible.

Most of people would like to live in a safe and healthy community with their family, especially those community that can keep the teens away from any chance to relate to the drug issue. We believe that the city of Vancouver should care about nearby residents' living surrounding right more than some other commercial party's profit.

Therefore, for the right to living in a safe and peaceful & healthy surrounding, we strongly demand that the City of Vancouver should reject this application.

Sincerely,

s.22(1)

From: s.22(1)
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 6/23/2016 10:39:52 AM
Subject: re: Disagree Medical Marijuana-Related Use Application

Dear Mr. Freeman,

We disagree the application of West Canna to change the use from Retail Store to Medical Marijuana-Related use;

Regarding to West Canna has applied to the City of Vancouver for permission to

- Change the use from Retail Store to Medical Marijuana-Related use;
- Proposed floor area: approximately 4688 square feet;
- Proposed operating hours: from 9:30 am to 9:30 pm.

We are very concerned that any Marijuana-Related store may increase criminal activity and may attract unwanted individuals to the area.

It might cause our living community in a dangerous environment .

Because the location is near our home (s.22(1) Vancouver) which is a residential building s.22(1) and we have the teenage children.

There is also a elementary school nearby .

We do not want to see the store conducting our children to approach the Marijuana while they are growing up. Moreover; the operating hours is so long from 9:30 am to 9:30 pm., it is very convenient for teens to reach it anytime.

We think such kind of specific store should be away from the residential area and keep away the teens to touch it.

We believe that the city of Vancouver should take care of most of residents of this area better than specific some commercial profit company.

Most of people would like to live in a safe and health surrounding with their family and especially keep the teens away from any chance to relate the drug in their community.

Please kindly consider the residents of this community to have a base living circumstance. And we strongly demand that city of Vancouver to deny this application base on the residents of this community's objection.

Sincerely,

s.22(1)

From:	s.22(1)
To:	"Freeman, John" <John.Freeman@vancouver.ca>
Date:	6/23/2016 1:10:47 AM
Subject:	Fwd: Disagree the application regarding West Canna to change the use from Retail Store to Medical Marijuana-Related use

Dear Mr. Freeman,

We disagree the application of West Canna to change the use from Retail Store to Medical Marijuana-Related use;

Regarding to West Canna has applied to the City of Vancouver for permission to

- Change the use from Retail Store to Medical Marijuana-Related use;
- Proposed floor area: approximately 4688 square feet;
- Proposed operating hours: from 9:30 am to 9:30 pm.

We are the residents nearby the application location. We are very concern about the Marijuana-Related store may increase criminal activity and attract more un-welcomed individuals to this safe and peaceful neighbourhood. Especially, there is an elementary school nearby.

It might make our living community become a dangerous environment . Because the location is very close to our home (s.22(1) Vancouver) which is a residential area. Also there're lots of families with children are living in this area.

We do not expect to see the store conducting our children to approach the Manjuana while they're growing. Moreover; the operating hours is so long from 9:30 am to 9:30 pm., it is very easy for teens to reach those things at anytime.

We think such kind of specific store should be kept away from the residential area & growing children as far as possible.

Most of people would like to live in a safe and healthy community with their family, especially those community that can keep the teens away from any chance to relate to the drug issue. We believe that the city of Vancouver should care about nearby residents' living surrounding right more than some other commercial party's profit.

Therefore, for the right to living in a safe and peaceful & healthy surrounding, we strongly demand that the City of Vancouver should reject this application.

Sincerely,

s.22(1)

From:	s.22(1)
To:	"Freeman, John" <John.Freeman@vancouver.ca>
Date:	6/23/2016 11:51:13 PM
Subject:	Re: Reject Medical Marijuana-Related Use Application

Dear Mr. Freeman,

Regarding the West Canna has applied to the City of Vancouver for permission to

- Change the use from Retail Store to Medical Marijuana-Related use;
- Proposed floor area: approximately 4688 square feet;
- Proposed operating hours: from 9:30 am to 9:30 pm.

We do NOT agree the application of West Canna to change the use from Retail Store to Medical Marijuana-Related;

The reasons that we worry about the Marijuana-Related store may increase criminal chances and may attract unwanted individuals to the community.
Our neighbourhood will be in a danger and not health environment.

My home s.22(1) Vancouver) is close to the location which will result in an unsuitable living area for residents. And we have children to live here.
We strongly not hope the store to affect our children to close to the Marijuana while they are growing up. Moreover; the operating hours is so long from 9:30 am to 9:30 pm., it is very easy for teens to reach it.

We believe that City of Vancouver will care about most of residents's basic request for a safety and a peaceful living circumstance and not for few profitable commercial party.

Please seriously consider to reject the application for Medical Marijuana-Related use to provide a worry-free community for this residential area.

Sincerely,

s.22(1)

From: "Freeman, John" <john.freeman@vancouver.ca>
To: "Alice C" s.22(1)
Date: 6/27/2016 10:08:47 AM
Subject: RE: 700 West Broadway - DE420244

Hi Alice,

Thank you very much for your email about **700 West Broadway**. Your letter will become part of the official file for this Development Application (**DE420244**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **June 24th 2016**, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

John Freeman Project Facilitator 604 871 6076

John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

From: Alice C s.22(1)
Sent: Friday, June 24, 2016 11:03 PM
To: Freeman, John
Subject: 700 West Broadway - DE420244

Hi John,

Please find attached our comments regarding the above DE 420244.

Best regards,

Alice

From: "Freeman, John" <john.freeman@vancouver.ca>
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 6/23/2016 10:19:31 AM
Subject: RE: objection: cannabis-related use application at 700 w broadway [DE419544]

Hi s.22(1)

<http://vancouver.ca/doing-business/medical-marijuana-related-business-existing-applicants.aspx>

Thank you very much for your email about 700 West Broadway. I can address a few of your questions below. This application is for a development permit - which is about land use primarily. The determination of compassion club vs retail dealer will be dealt with in the licensing stage. At the moment I believe it will be a retail Business License. Because this re-location is a result of a refusal at an original location you are seeing the original DE number associated with the application DE420244. The two numbers relate to each other for permitting purposes only.

The Operation Plan should refer to the newer number you rightly point out.
The location is compliant with regard to distancing from sensitive uses per 11.28.2 a-g
Parking offsite needs to be clarified but not necessarily improved upon to comply with retail uses
Licensing will require more information regarding health practitioners onsite if a compassion club application is made
Licensing requires a full security plan as a part of their review. Please see the requirements in the attached link.
See Steps 2 & 3.

Your letter will become part of the official file for this Development Application (DE420244). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending June 24th 2016, you will receive an update when the Application has arrived at a Decision by the Director of Planning and if it is issued. All comments will be considered up until the date of Decision. Your feedback is very important for this process and will help shape this application.

Your email will only be used to communicate with you about this Development Application. Please note that all comments and responses to this application are subject to, and may be released, pursuant to the Freedom of Information and Protection of Privacy Act. The Act does, however, protect your privacy by prohibiting disclosure of personal information (such as names, addresses and other identifying information).

Kind Regards,

John Freeman Project Facilitator 604 871 6076
John.freeman@vancouver.ca Planning & Development Services - City of Vancouver

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

From: s.22(1)
Sent: Wednesday, June 22, 2016 9:31 PM
To: Freeman, John
Subject: objection: cannabis-related use application at 700 w broadway [DE419544]

Dear Mr. Freeman,

I object to the application for a cannabis dispensary "WestCanna" at 700 w Broadway (DE419544). This site is inappropriate as it is in close proximity to medical offices and VGH, and is located in a central location along west Broadway with limited parking and high congestion.

1. Based on the submissions provided to CoV, it is unclear whether this application is DE419544, or DE420244; both are referred to in the applications which is confusing to the discussion at hand.
2. Based on the zoning bylaws provided by CoV, there are other sites that have applied for a business license along Broadway, and those fall within the 300m restrictions set out by 11.28.2(b) of the Zoning and Development Bylaw.
3. Based on the proposed "WestCanna" Site Plan, there is no provision for parking, nor is there handicapped-accessible parking stalls in the Plan. There is scant, existing parking available along w Broadway or Heather streets, in addition to further parking restrictions along Broadway rush hour. I note their 930am-930pm operational hours will intersect both morning and evening rush hour periods.
4. Based on the DE419544 Development Application, It remains unclear whether WestCanna intends to operate as a "Compassion Club", or a "Retail Dealer". It is unclear which bylaws and stipulations are applicable in their application, making it difficult to fully understand the impact to the community.
5. As per the DE419544 Development Application, no Relaxation Rationale is provided regarding parking stall requirements that would handle the proposed "100 members per day". by COV there is scant, existing parking available in the Broadway/heather st.. this is concerning considering their membership would be competing with people parking in the area for doctors' appointments, hospital visits, and emergency vehicle access to VGH emergency.
6. As per the DE419544 Development Application, no names of Staff, And Associated Accreditation/Certification are provided, whether redacted or not. Only the description is provided: "knowledgeable, qualified and professional staff", an ephemeral description at best, along with a "medical doctor" that they propose "available at times".
7. As required by CoV Zoning and Development Bylaws, no security measures, such as video surveillance cameras, are discussed in their Development Application, and required under provisions of Section 4 of the By-Law for a Retail Dealer.

As a longtime resident of Vancouver that frequents the Broadway commercial corridor I object to the consideration of this application which appears to be incomplete. I have no idea if this is a retail outlet, or a Compassion Club based on their submissions. They have failed to provide parking for their membership on their Site Plan, appearing to depend fully on CoV's existing street parking. They have not provided Associated Accreditation/Certification information regarding staff.

In conclusion, there are many Retail Dealers and Compassion Clubs with applications to CoV that are more complete and have been thought out better than DE419544/DE420244, and I urge CoV to consider applications that are more forthcoming and thorough in disclosure of their business, Application, and Site Plan.

Best Regards,

s.22(1)

From:	s.22(1)
To:	"Freeman, John" <John.Freeman@vancouver.ca>
Date:	5/31/2016 8:26:26 AM
Subject:	Re: support letter 700 W B
Attachments:	CCF20160531.pdf

Hi John,
Good morning ,

Please see the attachment support letter.
still i work with Main st I will let you know by next week.
please let me know if you post it on the web (700 W B).

Regards
s.22(1)

On Thursday, May 26, 2016 9:48 AM, "Freeman, John" <John.Freeman@vancouver.ca> wrote:

Thanks s.22(1)

I will be sending out postcards this week and putting the application info on the web.

What is happening with your application on **Main St**? It is currently on hold until we complete the notification process. We will have to have the site signs confirmed before we can move forward. Let me know as soon as you can. J

John Freeman Project Facilitator 604 871 6076
Planning & Development Services - City of Vancouver

From s.22(1)
Sent: Thursday, May 26, 2016 9:03 AM
To: Freeman, John
Subject: support letter 700 W B

Hi John,
Good morning ,

Please see the attachment support letter.
Also do you have any update on 700 West Broadway ?

Regards,
s.22(1)

30. Mar. 2016

To whom it may concern

My name is s.22(1) and I am a volunteer for s.22(1) s.22(1) almost a year ago and it was one the most devastating events of my life. s.22(1) had a great effect on my life and since then I decided to help as many s.22(1) as I can. Canadian cancer society is located on 565 W 10th Ave in Vancouver. Almost all of our patients are using marijuana as they go through chemotherapy. I believe a medical dispensary on 700 W Broadway can be a great benefit for all of these patients as they can get access to medical marijuana

s.22(1)

From: s.22(1)

To: "Freeman, John" <John.Freeman@vancouver.ca>

Date: 4/26/2016 1:16:34 AM

Subject: Support letter 700 W-Broadway

Attachments: CCF20160426.pdf

Hi John,

This is a few support letter for 700 West Broadway. Please let me know.

Regards

s.22(1)

To city of Vancouver:

Dear sir/madam

My name is: s.22(1) and I have been suffering from s.22(1) since 2007. I had to do multiple back injections in my back to reduce my nerve system sensibility and it was the most painful pain I have ever experienced. My family Dr is located at the Fairmont Medical Building (750 W Broadway) and he suggested use of medical marijuana to reduce my back pain. It had a great improvement in my situation and I don't have to do that painful back injection as often. A medical marijuana dispensary at 700 W Broadway is very beneficial for me since I visit my family Dr regularly. I can provide my dosage and visit my family Dr both in the same trip.

Truly yours

s.22(1)

A large rectangular grey box redacting the signature and any handwritten notes.

2016-04-22

Dear Sir/Madam:

My name is s.22(1) and I have very bad back pain due to a sport injury. It's hard for me to walk or have any major physical movement. My doctor prescribed medical marijuana because it eases the pain. If the location 700 W Broadway opens, it will help me a lot because I can just take the bus (UBC B LINE) near my house which stops right in front of the dispensary and get my required dosage without much physical movement.

Thanks,

s.22(1)

A large grey rectangular box redacting the signature of the sender.

To city of Vancouver:

My name is s.22(1) and I have been suffering from chronic back pain due to s.22(1) for many years. After using many different prescribed medicine and treatment, my family doctor recommended medical cannabis to lessen the pain. It has been very helpful for my situation and made my life a lot less painful.

Opening a medicinal cannabis clinic on 700 W Broadway is very suitable for me since I am a s.22(1) and UBC (B-Line) bus has a stop right in front of this store.

Yours Sincerely

s.22(1)

April 25 2016

From:	s.22(1)
To:	"Freeman, John" <John.Freeman@vancouver.ca>
Date:	5/26/2016 9:03:24 AM
Subject:	support letter 700 W B
Attachments:	CCF20160526.pdf

Hi John,
Good morning ,

Please see the attachment support letter.
Also do you have any update on 700 West Broadway ?

Regards,
s.22(1)

To whom it may concern:

My name is s.22(1) I had been suffering from s.22(1) for 3 years until last year when my doctor suggested I fight it with natural remedies such as medical marijuana rather than sleeping pills. Over the last year, I've been medically using cannabis which has had significant improvements in my health, yet I'm still struggling to find medical marijuana that has a clear origin and proper reports from the lab tests. As I don't drive, it is really important for me to have a medical dispensary easily accessible since it acts like a natural pharmacy for me. Since 700 W Broadway would be really close for me, it would be very beneficial and convenient to have a medical dispensary at that location. I hope I was able to express my situation well in order to make my life easier.

Regards,

s.22(1)

From:	s.22(1)
To:	"Freeman, John" <John.Freeman@vancouver.ca>
Date:	4/18/2016 3:54:19 PM
Subject:	Support letter
Attachments:	CCF20160418.pdf

Hi John,
Good afternoon

This is a few support letter for 700 West Broadway.

Regards

s.22(1)

April 15, 2016

453 W 12th Ave
Vancouver, BC
V5Y 1V4

To city of Vancouver:

My family Dr suggested use of medical marijuana due to my medical condition and I have been using it in the past 8 months. I have been very satisfied with the result and it helped to stabilize my current situation. My family doctor is located at 718 W Broadway and s.22(1) I strongly support the medical marijuana dispensary on 700 W Broadway as it is walking distance from my Apartment and very close to my family doctor.

Regards

s.22(1)

A large rectangular grey box redacting the signature of the sender.

To whom it may concern:

I am using medical marijuana for my medical condition. My family doctor examines my situation every 2 months and gives me a new prescription for medical marijuana. I have been using medical marijuana for almost a year now. I work for a store on W Broadway and 700 W Broadway is within a walking distance from my s.22(1) I really support the medical marijuana clinic on 700 W Broadway and I really hope they open as soon as possible.

Regards

s.22(1)



Sunday, April 17, 2016

From: s.22(1)
To: "Freeman, John" <John.Freeman@vancouver.ca>
Date: 6/25/2016 11:12:53 AM
Subject: Voting NO to DE420244 notice of development

Hi,
I have been out of town and just saw the notice regarding this development application. I am strongly against this application to bring to our neighbourhood. I believe this is similar to an application from several months ago or last year. If yes, I'm wondering why it continues to be reapplied. Hopefully the application gets denied each and every time they apply.

Sincerely

s.22(1)