

File No.: 04-1000-20-2018-369

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 1429 Robson Street, 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](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](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2018-369); 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](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto: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

**PLEASE REFER TO:**

Ms. J. Blackmore  
Permit Extension/Renewal Coordinator  
at 604.873.7717  
jessica.blackmore@vancouver.ca  
CF-2017-013038

October 27, 2017

Deepak Jayakar

s.22(1)

Dear Sir/Madam:

**RE: 1431 Robson Street (Specific Address: 1429 Robson Street)**

Our records indicate that **Development Permit No. DP-2016-00086** (including the letter of operation submitted by Joseph Le, received by this department on May 16, 2016) approved the change of use of approximately 1,220 square feet from Restaurant to Medical Marijuana Related Use in the existing building at the above location, for a limited period of time **expiring November 28, 2017**, unless extended in writing by the Director of Planning.

To extend the validity of Development Permit No. DP-2016-00086, it will be necessary for *either you or your representative/tenant* to submit a written request to the Director of Planning and pay the prescribed fee of \$602.00.

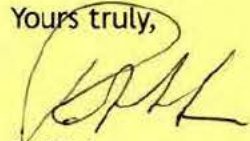
To make an application in person, please attend the Development and Building Services Centre (City Hall-West Annex at 515 West 10th Avenue, main floor) with your letter and required payment, **ON OR BEFORE NOVEMBER 28, 2017**. You may also mail in your application by sending your letter and cheque, made payable to the City of Vancouver, to the attention of Ms. Jessica Blackmore - Development, Buildings and Licensing Department (City Hall-West Annex, 4<sup>th</sup> floor, 515 West 10th Avenue, Vancouver BC V5Z 4A8). For your convenience, enclosed is a form letter that may be completed and returned as your written request. To avoid duplicate payment, please ensure only one submission is made.

Our records further indicate that related **Building Permit No. BP-2016-04086** and related trades permits have not received final inspection approvals to date. The District Building Inspector requires a revision to the Building Permit as the layout on site doesn't match the approved plans (a revision must be applied for at the Development and Building Services Centre. For further information, call 604.873.7611). Final inspection approvals must be obtained when all required work has been completed. **An Occupancy Permit and Business License will also be required.**

/2

Please note that the above outstanding items will need to be completed to facilitate an extension of Development Permit No. DP-2016-00086 (to retain the medical marijuana related use).

Yours truly,



R. Waite  
Property Use Inspector

RW/gm

→ Applicant for BP

cc: s.22(1)

cc: Robson Management Ltd. c/o Riviera Executive Suites,  
1431 Robson Street, Vancouver, BC V6G 1C1

cc: Paul Martin, District Building Inspector, Building Inspections Branch

Encl.



## Freeman, John

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**From:** s.22(1)  
**Sent:** Tuesday, August 30, 2016 6:30 PM  
**To:** Freeman, John  
**Subject:** DP-2016-00081 marijuana retailer - pls reject application  
**Attachments:** DP-2016-00081 Marijuana Robson St- s.22(1)

Hello, again, John Freeman.

Thank you for our phone conversation Friday.

You asked me to send you an email with my thoughts about DP-2016-00081. With a mischievous grin on my face, you might regret that request when you read the length at which I have written my thoughts.

What I want you to remember from what I wrote is

(1) I do not want another for-profit marijuana retailer to open in the West End. I am very skeptical it will limit its sales only to people with legal permits from Health Canada. The fact it would open directly across from an international college makes me especially skeptical.

(2) I understand and welcome there is a positive role for marijuana in the treatment of some illnesses. However, I want people needing medicines to use the established channels of distribution provide marijuana. I am not convinced there need to be retail stores dedicated to marijuana to serve the market. I think the high volume of privately-owned marijuana retailers are part of a 'gold-rush', Wild-Wild-West mentality that are entirely monetarily self-serving to create marijuana as a lifestyle. Opening yet-another marijuana retail store in a residential area is part of the process of 'normalizing' marijuana as a normal consumer product, simply by normalizing their presence in society. It is a proverbial 'slippery slope'. I feel threatened by this as the start of a decline of the social environment / quality of life. I saw what happened to DTES and Granville Street in the 1960s and 1970s. I associate marijuana stores to be part of an undesirable, 'scuzzy' neighbourhood. I do not want marijuana retailers to proliferate. We have legal channels for medicine. Marijuana retailers fit with places like tattoo and body piercing shops and 25-cent porno-movie shops. This not the slippery slope I want to accept for the neighbourhood that is my home ... the place I love most.

(3) I experience a physical response in the presence of any person who smokes. My diaphragm clenches in place, my lungs do not get enough air, I feel the sensation of suffocating. This is what happens when I breathe in smoke. I get the same feeling just smelling the smells of tobacco or marijuana after people have smoked but the chemical residues remain on their clothing and skin. I do not want increased exposure to second-hand smoke beyond what I experience already when I walk on the streets of Vancouver, and when people smoke in their apartments on the balconies below my apartment. This will be a direct degradation of the quality of my life and my personal physical health.

Good to talk with you last Friday!

John, what is my next step to assert citizen and community member power to prevent a marijuana retailer opening at 1431 Robson St?

Is there a community organization that also rejects DP-2016-00081?

Thanks!  
s.22(1)



DP-2016-00081  
S.W.E.D Marijuana Retail  
1431 / 1429 Robson St.

s.22(1)

2016 August 31

John Freeman  
Planning Department  
City of Vancouver

Re: DP-2016-00081  
Proponent S.W.E.D.  
Proposed Marijuana Retailer  
1431 (1429) Robson Street

Hello, again, John Freeman.

Thank you for our phone conversation Friday, five days ago, during which you answered questions I asked, and we concluded with you asking me to send you an email listing my concerns about the proposal.

I do not want the City of Vancouver to issue a license to the proponent of a marijuana retail store in the 1400-block of Robson Street. I am entirely skeptical it intends to provide service absolutely exclusively to persons with permits for marijuana consumption issued by Heath Canada.

If the City does issue a permit to the retailer, I want it to contain comprehensive, strictly enforced covenants.

Please let me structure my response in three parts:  
Part A, My Concerns,  
Part B, My Desired Actions by CoV  
Part C, A Statement of Values = Explaining My Thinking.

**Part A: My Concerns of Negative Impacts** if a marijuana retailer operates west of the 1100-block Robson Street.

s.22(1)

I have witnessed and been a stakeholder in many changes in the West End. I am \*not\* adverse to change. Some changes I heartily accept. (Some examples are the Jim Deva Plaza, miniparks that simultaneously divert traffic, a turn over of restaurants and their cuisines, mixed retail-residential buildings up to 15 stories ... but prefer nothing taller than 4 stories ... with retail space on the first floor, expansion of family-friendly education via the construction of the Lord Roberts Annex at Nelson Park, the rebuilding of Safeway grocery stores with higher density



commercial operations, the construction of the West End Community Centre and VPL branch library, the demolition of BC motor vehicle inspection buildings with condominiums and retail stores, the installation of the laughing men statues at English Bay, the re-alignment of Smithe-to-Haro Streets, etc.)

But I do not accept the proliferation of for-profit, privately-owned, marijuana retail stores. I do not trust them to ensure they sell marijuana only to persons with permits for marijuana from Health Canada.

I do not want the City of Vancouver to issue a license for a marijuana store at 1431 Robson Street under any circumstances.

My Concerns are:

- 1) Encourages marijuana consumption as a lifestyle
- 2) Corrupting exposure to impressionable, young students especially those without parental supervision
- 3) Property Theft
- 4) Smell
- 5) Noise by persons consuming marijuana and lacking self-restraint
- 6) Decay to become an undesired social environment

**Part B: My Desired Actions by CoV**

- 1) I emphasize this request. Reject conversion of land use at 1431 Robson, from a restaurant into a marijuana retail store.

Accordingly, also reject an application for a business license to operate a for-profit marijuana retail store.

I must emphasize to CoV that Item 1 is the outcome I want. I believe any other outcome is an outcome of harm to the community and I will feel disappointment and frustration, and a reduced trust in the ability of CoV to protect the community from significant harms of Drug Culture.



2) Only under the condition if the CoV is legally compelled to issue a business license to a for-profit, marijuana retail store in the 1400-block of Robson Street,

then

#### Community Consultation to Solicit Covenants

City of Vancouver send letters to residents in a defined geographic radius (I suggest 500 metres), requesting they offer input for covenants to be imposed on the new commercial neighbour.

Community suggestions for covenants be compiled and presented to the West End community through a public event convened by the CoV, such as two (2) public meetings at the West End Community Centre on separate dates at least 1 week apart from each other – to allow residents opportunity to attend. I want the City of Vancouver to send letters via Canada Post to all resident and commercial addresses within 500 metres of 1431 Robson Street, mailed at least 4 weeks before such a public meeting.

After covenants are decided, then the City of Vancouver inform West End stakeholders via sending letters to residents, informing them of the decisions for the covenants that will be imposed on the new commercial neighbour, and the enforcement mechanisms. That letter should state the future time period when the operations of the for-profit, marijuana retail store will be reviewed for renewal of license at which time the stakeholders can again inform the City of Vancouver of their opinions of covenants and enforcements of covenants or the rejection of renewal of license(s).

#### My Suggestions for Covenants

All marijuana operations at 1431/1429 Robson Street must operate with stringent covenants, including the following:

2.1) "Good Neighbour" agreement, with the list of stakeholders to include

2.1.1) People residing within a set radius of the property, I suggest perhaps 500 metres.

2.1.2) All persons who walk along the 1400-block of Robson Street, whether they do or do not live within a set distance of the marijuana retail operation.

2.1.3) The employees of the King George International College, at 1400 Robson Street.

2.1.4) The City of Vancouver will assist the College to develop an anti-drug program appropriate to the circumstances of being exposed to a marijuana retail store directly across the street from the College.

2.1.5) Other commercial retailers on Robson Street, from Burrard to Robson Streets.

2.2) "Good Neighbour" agreement, with mandatory behaviours of the retail store that include (and are not limited to):

2.2.1) Responsibility to post a clearly written sign in plain English and posted in a prominent place on the door facing outside the store that only persons over the age of 19 (the age of majority in BC) AND possessing a legal permit from Health Canada to possess marijuana may enter the store. (Intention: Tourists and curious residents seeking access to marijuana as a lifestyle are not permitted to enter the store. Quite literally, they have no business being inside the store.)

2.2.2) Responsibility to post a sign in a prominent place inside the store with a the list of unacceptable behaviours of marijuana consumers (behaviours listed in the good neighbour agreement).

2.2.3) With each purchase, the retailer must give a written notice in clear and plain English, informing legal customers of the covenants (behaviours) to which the customers are subject.

2.2.4) With each purchase, the retailer must give a verbal notice in clear and plain English, informing legal customers that they are prohibited from consuming marijuana on the street or in the vacant lot immediately east of 1431/1429 Robson Street (the vacant lot on the north west corner of Robson and Broughton Streets).

2.2.5) Supervision of the public sidewalk area of the 1400-block of Robson Street, ensuring no one is consuming marijuana (smoking, eating).

2.2.6) Supervision of the vacant lot immediately east of 1431/1429 Robson Street (the vacant lot on the north west corner of Robson and Broughton Streets), ensuring

- (a) no people consume marijuana in the vacant lot by
- (b) continuously watching the vacant lot. (Modify the existing wall to install a window to enable store staff to see the vacant lot.)

2.2.7) If smoking marijuana inside the store is permitted, then there must be modifications to the store envelope, the heating system, and the ventilation system, and any other component to the structure of the property to ensure absolutely zero emissions of marijuana escape into the air to the outside of the retail marijuana



store. Emissions of pollution will be defined to include -- but are not limited to -- odors and non-odorous chemical emissions, and are a form of environmental pollution that must be prevented from spreading outside the property.

2.2.8) Hours of operation require it be closed by 7 p.m. Monday to Friday, and by 6 p.m. on Saturdays and Sunday. (It is a channel of only one specific medicine, not a convenience store or a restaurant. It does not need to be open late at night. Emergency medicine can be addressed by visiting St. Paul's Hospital, or via normal pharmacies.)

### 3) Enforcement

#### 3.1) Residents and Commercial Neighbours.

City of Vancouver will deliver letters to all residents and commercial operators within the defined radius informing residents of the covenants to which the marijuana retailer is subject. CoV will inform these stakeholder their options for reporting violations of federal laws, provincial laws, City by-laws, and Good Neighbour covenants to which the marijuana retailer is subject.

#### 3.2) Vulnerable, impressionable young people.

Most specifically, CoV will assist the King George International College to develop effective methods of detecting use of marijuana by the College's students.

#### 3.3) Marijuana retail staff

Marijuana retail staff are obligated to contact immediately the Vancouver City Police to investigate all incidents where store staff

3.2.1) witness people smoking marijuana in the vacant lot, or just suspect they see a person smoking marijuana in the vacant lot,

3.2.2) are unable to eject immediately the persons who are not aged 19 years and over AND are holders of Health Canada permits to possess marijuana. This includes persons who are not legitimate health companions to a customer, e.g., persons who are seeking an opportunity to enter the store with a legitimate customer but as a person desiring to consume marijuana as a lifestyle choice.

#### 3.4) City of Vancouver

##### 3.4.1) Enforcement Bond

I think CoV should require the proponent entrust the CoV with a substantial sum of money to be placed into something like an escrow account. The amount of money

might be 500 000 dollars or even 1 000 000 dollars. This money would be forfeit to the CoV if the marijuana retailer violates covenants.

CoV will need to be clear on how evidence is collected to determine a violation occurred.

#### 3.4.2) Immediate Withdrawal of Business Licence

The CoV needs to define violating which covenants result in withdrawal of business licences, and if the withdrawal would be is for

- a temporary period of time, or
- a permanent withdrawal.

#### 3.4.3) A combination of 3.4.1 and 3.4.2 (a fine and withdrawal of licence).

### 4) Monitoring for Signs of Social Decay

There is another dimension of the presence of a marijuana retailer that concerns me. The medical retailers are not directly the cause of social decay, but they are both a symptom of social decay and an enabler of social decay.

I want the City of Vancouver to develop an on-going program to measure and respond to defined metrics of social decay.

**BEFORE** the retail marijuana store opens, I want CoV to define a period of time it needs to develop a baseline of data This can give the CoV a reason to delay issuing a license to the proponent at 1431/1429 Robson Street while CoV collects and analyzes data to develop a baseline of social conditions in the area defined by a radius (perhaps 500 metres) around the store.

Which issues should be monitored? I propose an non-exhaustive list of essential issues should include:

For example:

#### 4.1) Protecting Property from Theft

- 4.1.1) Metric: Number of thefts of property from retail stores reported to police
- 4.1.2) Metric: Number of thefts of property from retail stores reported to insurance companies
- 4.1.3) Metric: Number of thefts from residential properties reported to police



- 4.1.4) Metric: Number of thefts from residential properties reported to insurance companies
- 4.1.5) Metric: Number of thefts from automobiles reported to police
- 4.1.6) Metric: Number of thefts from automobiles reported to insurance companies
- 4.1.7) Metric: Financial costs reported from the above metrics

#### 4.2) Begging for Money on Streets

- 4.2.1) Metric: Number of persons homeless persons sleeping within the defined radius
- 4.2.2) Metric: Number of persons homeless persons begging for money on Robson Street, from Burrard St. to Robson St.

#### 4.3) Noise Complaints

- 4.3.1) Metric: Number of incidents of noise from people on Robson St. reported to Vancouver Police / 311.
  - 4.3.2) Metric: Ages of persons reported as causing noise complaints.
  - 4.3.2) Metric: Genders of persons reported as causing noise complaints.
  - 4.3.3) Metric: Citizenship of persons reported as causing noise complaints.
- \*\* This is one method to monitor if marijuana is reaching International Students.

#### 4.4) Economic Security

- 4.4.1) Metric: Amount of income of households in the West End.
- 4.4.2) Metric: Amount of money spent on marijuana by household in the West End (a challenging question, no doubt).
- 4.4.3) Metric: Number of times per year households in the West End use 'payday loan' financial retailers.
- 4.4.4) Metric: Amount of principle of money borrowed by householders in the West End using 'payday loan' financial retailers.
- 4.4.5) Metric: Amount of interest paid to 'payday loan' financial retailers by West End households.

#### 4.5) King George International College

- 4.5.1) Metric: Number of incidents in which students are found to use drugs for recreational purposes.
- 4.5.2) Metric: Number of incidents in which students are found to use marijuana specifically for recreational use.

### **Part C: A Statement of Values = Explaining My Thinking**

The following might not be useful to you, but perhaps it is, so I will include the following statement.

Why do I hold my 6 concerns? I will explain those, specifically, in a few minutes.

First, I would like to explain the ethical underpinnings of my opinions to reject issuing:

- (a) a change of land use ... the "re"-development application of 1431/1429 Robson St into being a retail marijuana store, and
- (b) a business license for operating a marijuana retail store.

Born at VGH over 50 years ago and raised in the West End , I have been a resident of the West End for the large majority of my life. Education and temporary work took me away from BC for a few periods of time, but 3 generations of my immediate family have lived here continuously. My identity is always, "I am a West Ender of Vancouver", no matter where I was in the world (in a hot desert in southern Africa, in a cold desert in Arctic Canada, for 18 months in cities in China, and for cumulative 7 years in Toronto).

I am a product of the West End. I think I am urbane, multicultural across the diversity of genders, ages, ethnicities, religions, occupations and incomes, and lifestyles. I think of my self as an inclusive tolerant, accepting person who is 'progressive'. In general, I hold liberal rather than conservative social, economic and political values. People of great diversity can get along peacefully. The West End is the embodiment of this.

I am not opposing marijuana retailers without careful thought. Ethics matter to me. My B.A. degree focuses on "culture" applied to professional employment in national development and community development, e.g. critical thinking and evaluation of culture change. I think 'culture' is a complex, immersive phenomenon governing so much of our conscious lives. Western societies have cultures that exhibit dramatic changes in many dimensions of living daily life in the past 500 years. Generally, western cultures embrace change. There is no such thing as unanimity on even the most critical issues that Canadian society must deal with; the use of pharmaceutical chemicals is only one of innumerable other issues. Every generation inherit values and then evolve them to suit their needs, causing renegotiations on standards of acceptable and unacceptable behaviours, certainly judged by courts of public opinion and sometimes by courts of law ; new equilibria are constantly established through dynamic processes. My point is I am an exploratory, reflective and deliberative person trying to establish, defend, and expand respect for the rights of all other people to be the individuals they choose to be in balance with maintaining a healthy, cohesive, diverse society of people who care about and are respectful to each other's needs. Ethics matter to me.



I want to assure you that I accept marijuana is an appropriate, perhaps even best, treatment for some medical conditions. My opinion is Canada's legal regime has been too conservative to accept use of marijuana for genuine medical applications because of long-held, illogical, moral taboos. This has been challenged by a younger generation, a generation taught to be consumers.

However, I think medical marijuana should be made available only through stringent security, like other pharmaceuticals. I want marijuana to be accessible only through the secured, established channels of distribution, where prescribed pharmaceuticals (tested to be safe, licenced by Health Canada) are handled by university-trained pharmacists who are licensed and supervised by a legally-defined college of health-care professionals. Pharmacists are employed by pharmacies in hospitals and retail stores such as London Drugs, Shoppers Drug Mart, and smaller stores (ex: Life Garden Pharmacy in the 1500-block of Robson Street) -- all with stringent, legal regulations to control the distribution of pharmaceuticals for medical use, not use as a recreation. This is the channel of distribution I want in Vancouver ... in Canada.

I am open to experimentation of models of distribution, but only with carefully designed, science-modeled formulations of experimentation -- and certainly not through a "Wild, Wild West" permissiveness of self-serving entrepreneurs who harm the individuals and the entire community where they operate while the entrepreneurs exploit, selfishly, a legal ambiguity to put a lot of money into their pockets.

Vancouver is a leader in experimentation of health care for people with mental illnesses and addictions, which I applaud with pride. I am aware the recent intention of the "decriminalization" of marijuana by Liberal Party of Canada that now controls the Government of Canada has caused an ambiguity of the Criminal Code of Canada on the topic of seeking convictions, especially when users of marijuana claim they possess it via legal medical prescription. Police agencies, including Vancouver's Police Department, are reluctant to try to make criminal charges against persons possessing marijuana. In response, the City of Vancouver has instituted a business license regime as a method to try to control the explosion of marijuana retail stores in Vancouver. I interpret this as an ethical choice and an experiment in providing justice while finding the new, ethical, equilibrium I wrote of earlier.

Marijuana for medical use is legally available through distributions channels permitted by and already established by Health Canada. Some consumers with legal Health Canada permits may wish alternative products not available through permitted channels, but reform of the medical and legal institutions and channels can accommodate greater diversity of products with the qualities those legal consumers seek.

Therefore, privately-owned, for-profit, retail stores are not needed, not for medical uses of marijuana. But even if they are, then we already have high-quality, secured, regulated, reliable, privately-owned channels: pharmacies.

I believe the City of Vancouver does have the power to impose a business license regime for the marijuana entrepreneur retailer, but after establishing the legal right for this control, I think the City does not need to issue even one single marijuana business licence to any applicant.

CoV has issued licenses elsewhere and I presume the multipole marijuana retailers elsewhere in the West End operate with CoV licenses.

The fact other marijuana retailers exist in the West End give reason to question why there needs to be yet-another marijuana retailer in the West End.

I am guessing issuing some licenses is the City of Vancouver's experiment to try to shape the market to accept that marijuana is, in fact, still subject to stringent controls and for medical purposes only, not as a mass-consumption lifestyle consumer product like an automobile or fashion of clothing or a computer or cell phone.

I strongly reject the use of marijuana as a recreational drug, of using marijuana as a lifestyle choice. I operate with the goal of living a healthy, long life. I hold the opinion it is illogical to use drugs as recreation -- as an escape from reality, to get "high". A drug, regardless of the drug chosen (marijuana, LSD, oxycontin, fentanyl, etc.) produces an artificial and temporary 'high' (if it did not kill). My logic concludes drug use does not produce an authentic, healthy method for a person to satisfy the needs of life. Pharmacological science informs us all drugs, even legally prescribed drugs, produce side-effects. Worse are illegal drugs because they generally lack accountability controls for certainty of total contents of materials consumed, and the dose of the active drug(s). They present dangers to physical health of organs of the body, including the brain. Recreational drugs make no sense to me.

Our social conventions include lifestyle drugs: alcohol, something often used to change mood, and tobacco. We have placed controls on these drugs, and yet we suffer billions (trillions?) of dollars of economic costs for illness (absenteeism from work, and medical treatment), and non-monetary but high emotional costs of suffering and death. We have placed controls on tobacco and alcohol but only after a long history of thousands of years of exposure to alcohol and perhaps 200 years of regulatory experiences. I would like to think our society has learned to place controls on prevent new drugs from becoming lifestyle choices despite society's exponentially increased proliferation of chemistry (knowledge) and chemical materials available to consumers from which to make illicit drugs.

Furthermore, I have chosen to stay away from anyone smoking tobacco because -- in addition to knowledge of smoking tobacco is a pathogen of multiple painful, debilitating, slow-acting-but-lethal diseases -- I have always experienced smoking tobacco as an anti-social. Smoke pollutes the air; smoking exposes other persons who have chosen \*not\* to smoke tobacco to the dangers of second-hand smoke. Additionally, the cigarette butts pollute soil and water



throughout the physical environment, exposing wild and domesticated plants and animals (as well as humans) to widespread, ubiquitous environmental pathogens.

I am sensitive to smoke. When I am exposed to smoke from tobacco or marijuana, I immediately experience the sensation of suffocation. It is difficult for me to breathe. I do not want smokers and their smoke around me -- not in any form, legal or illegal.

I do not want to be around people who smoke marijuana. I do not want any constraints on my freedom of mobility to walk on streets or be in my home, breathing clean air without smoke.

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***Now let me address my 6 specific concerns.***

1) Encourages marijuana consumption as a lifestyle

The greater the number of for-profit marijuana retailers that exist and are seen to exist, then the greater the legitimization of marijuana as a recreational drug in Canadian society, like alcohol available via BC Liquor Control Board and in privately-owned pubs, restaurants and hotel lounges.

I am guessing the CoV's regulations are intended to slow the rate of opening marijuana stores in the face of ambiguities of legal uncertainties, and (I presume) ethical considerations.

The Redevelopment proponent, S.W.E.D., I believe is yet another among the scores or hundreds of entrepreneurs who want to monetarize on the ambiguity -- the condition of the Wild, Wild West I do *\*not\** want to line in. (Unethical behaviour by unethical businesses.)

Does it mean *\*every\** entity applying for a marijuana retail license *\*must\** be granted a license?

I think: NO.

I think: City of Vancouver is empowered to reject S.W.E.D.'s application. I ask that CoV does reject the license request, and rejects the change of use of land, from being a restaurant into a marijuana retail operation.

John, I ask you, can CoV deny a marijuana retail license based on community sentiment? That persons in the community such as myself communicate to CoV that I / we do not want the presence of this category of for-profit retail operations in our community?

A Vancouver with a super-abundance of marijuana retail stores is not the type of Vancouver I want to live in, and since I am born in Vancouver, I feel I have a birthright to preserve and

protect certain characteristics of my home. There is a place for medical marijuana, and there is a place for normal retail operations (Robson Street being zoned for commercial operation), but there are also community expectations and standards that any business must respect. Some types of business operations are not appropriate for some locations zoned for normal commerce.

I place S.W.E.D.'s proposal for 1431 Robson Street in the category of inappropriate business location because I think it promotes a lifestyle that is unhealthy, and it is promoting it in a residential location. (There are residences in the 1400-block of Robson St.) Worse, it wants to operate directly across the street from an international college with vulnerable, impressionable young people ... many of whom, I am concerned, live without parental or other family supervision.

I don't want to live around a lifestyle for marijuana (for-profit, privately-owned, marijuana retail store) presence in the residential areas of the West End. The closest presence I would accept is the 1100-block of Robson and farther east ... downtown, farther away from a neighbourhood characterized by residences instead of by commercial operations.

## 2) Exposure to impressionable, young students without parental supervision

Proponent wants to locate directly across the street from King George International College, a privately-owned education business catering to non-Canadian students. I find this suspicious. I do not know the number of students enrolled there; nor the age ranges of the students, but I am guessing they are between 80 to 100 students in their late teens through to their 20s.

(Note: In Reason # 1, I said the closest location of a for-profit, privately-owned, marijuana retailer would be the 1100-block of Robson. I believe there also is another large 'international college' located in the John Robson Building, on the north side of the 1100-block of Robson Street. Therefore, perhaps the closest location should be the 1000-block of Robson Street, east of Thurlow Street. However, the 1100-block of Robson Street is characterized as being more of a corporate retail commercial activity than the 1400-block where there are residential dwelling units on Robson St.)

I hazard the guess many if not all of these international students live in Vancouver without parental or other family supervision.

They are (mostly or wholly) entirely impressionable to the excitement of living in a foreign culture and experimenting culturally and socially, and growing as individuals. Anecdotes of news media and my personal observations of international students over the past 25 years suggest to me that they are as 'normal' as any Canadian students; there are the majority that are 'good kids', and there are some who definitely need close supervision because of their immaturity for control of impulses and other poor decisions that are all part of 'growing



up'. We know there are international students from wealthy families, students with access to abundant cash without supervision of how they spend it, who spend that money of expensive cars (combined with unsafe driving behaviours, some of it involving alcohol and perhaps other drugs), restaurant recreation and access to alcohol -- and (repeating for emphasis) no parental supervision.

Impressionable kids vulnerable to peer pressure attend a school directly across the street from a for-profit marijuana retailer. What are the odds those students will become customers of that retail store because the profit-motivated retail operation wants to generate more revenue? I believe the odds are very high.

### 3) Property Theft

Vancouver has ample data that drug use correlates highly to theft of private property, thefts of anything that can be sold to support a drug habit.

I am concerned that locating a marijuana retail store will attract persons with drug addictions to be in this area, people who will be opportunistic to damage security doors and car doors and locks as they seek objects to steal for resale in support of their drug habits.

### 4) Smell

I strongly dislike the smell of marijuana.

I have a physical response to smoke: I have an involuntary reaction of stopping to breathe, thus I feel suffocation.

Also, my perception is marijuana is a strong, pungent smell that clings to fabrics, skin and hair. This triggers the same type of response from my body.

I am concerned the marijuana inside the store will be smelled outside the store. Odors will escape each time the door is opened, or through any breaks in the building envelope even when the door is closed.

I am concerned even more that clients will make the store, and especially the vacant lot immediately beside the marijuana store, a destination for their smoking behaviour.

I use mass transit buses often, and the nearest bus stop to my home when travelling from downtown is at the vacant lot and perhaps 5 metres east of the proposed marijuana store.

## 5) Noise

I am aware the stereotypical response of consuming marijuana is to be 'mellow', but my observation is some marijuana users are loud because they are uninhibited.

Already, I have noticed the increase number of Asian restaurants along Robson Street. They attract a large number of young Asian tourists, and the international students who attend the plethora of 'international colleges' found on Robson Street and elsewhere in Vancouver.

My observation includes the increased incidents of LOUD young people after 11 pm.; so many of them are Asian people.

I do not want young people to have access to marijuana, to use it in combination with alcohol, and have less ability to control antisocial behaviours (including generating noise) than they already have by consuming only alcohol (or ... in combination with other illicit drugs used as recreation?).

I have experienced all the types of sounds of the West End that exist in the West End in the past 50 years. During the days or nights, I have heard persons with mental illness makes loud, vulgar outbursts; at night, they wake me. During nights, I have heard young people squealing and shouting as the result of a combination of alcohol and immature inconsideration for others as they attempt to impress each other. In this latter group, I note the restaurants along Robson Street often cater to the international students -- people living without parental supervision.

My concern is international students will see the presence of a for-profit marijuana retailer and will interpret this as an indicator that there are low expectations and standards for social behaviour in this part of the city -- that it is acceptable for young people to squeal and shout. This will add to the noise of the West End already occurring caused by alcohol consumed in restaurants.

## 6) Decay into an undesired social environment

I don't want people loitering around 1400-block of Robson Street to start to resemble a rougher type of persons than I now typically see at the 1400-block of Robson Street. I don't want social decay to characterize of residents of the West End. I do not live in Downtown East Side (DTES), even though I would save a lot of money in rent compared to the price we Vancouverites pay elsewhere in the city with the second-highest real estate prices on Earth. The quality of my neighbours matters to me.



I do not want to see an increase of the number of youths begging on Robson Street. I will associate their begging with their desire to smoke marijuana purchased at 1431 Robson St.

I don't want to spend my time being around people lacking self-control of noise, of vulgar vocabulary, of smelling with unpleasant odors, people who smoke, people who throw their cigarette butts on the ground, spit on the street, who harass others. People with behaviour that is much less predictable. I do not want such people loitering around the streets of where I live.

I feel unsafe around such people.

A think an ounce of prevention is worth a pound of cure. (I grew up in the generation conversant with both Imperial and Metric measures, so I believe even more that a gram of prevention is worth a kilogram of cure.)

For about 10 years of my childhood, my uncle and his young family lived on Hastings Street near Gore Avenue (DTES). I witnessed the transformation of Granville Street and (Downtown East Side / DTES) Hastings Streets into social decay ('Skid Row') in the 1960s and 1970s; even as a young child, I noticed changes of the health of Vancouver's community and long-term trends. I think there is no reason to feel great confidence that the West End neighbourhood is not at risk today to social decay as I saw happen on Granville and Hastings Streets. I think the West End, since the 1980s, already has suffered a decline of average income compared to other neighbourhoods in Vancouver; it is a fact that the average income of the West End is lower than the average income of Vancouver. I have noticed high-fee "payday loan" companies opened on Davie and Denman Streets in recent years. The presence of this type of financial service companies correlate positively with persons vulnerable to economic hardships, which correlates to social decay. I think persons experiencing stress from economic hardship are more likely to smoke marijuana than people who feel confident in their economic security. Point blank: I simply do \*not\* want a marijuana retailer around because I, in fact, I am concerned retailers are visible encouragements to adopt smoking marijuana as a consumer lifestyle, and people who feel stress are more likely to start using marijuana and alcohol. I am not comfortable with that. I am acting on the principle of prevention of enabling / accelerating the social decay, thus I do not want a for-profit marijuana retailer. (I accept complete the access to marijuana via established pharmacies.) Although I might find dwelling units at a lower price near the DTES than I current pay, I am unwilling to live in the social environment of DTES. So, the quality of the neighbourhood matters to the feel of social security or social decay. I want to protect the balance of diversity and healthy social stability we have in the West End.

Perhaps I am mistaken of the effects of marijuana; the stereotypical joke characterizes marijuana consumers as 'mellow', slow, tranquilized. However, drug use also has correlation to theft perpetrated to support the costs of drug use. I am concerned the presence of yet-another marijuana dispensary creates conditions of increased theft. I categorize theft as being a form of

aggression; it is anti-social behaviour, and it has costs of both loss of property (cash, cell phones, car stereos, bicycles, etc.) and the costs of repairing damage to locks, doors, windows and related real estate objects necessary to protect private property. (As I write this message, my apartment building is undergoing repairs to the car and pedestrian doors to the parking garage.)

There is a vacant lot at the northwest corner of Robson and Broughton Street that will turn into a destination, attracting a concentration of people who will create a concentration of air pollution with heavy smells emanating from this area. I walk extensively and enjoy walking the route alone Robson Street. I also use TransLink transit vehicles and the bus stop nearest to my home is immediately at the vacant lot.

---

John Freeman, you asked me to write an email message expressing my concerns. The above covers the things I can think of at this time. Future experiences may change my opinion, in either direction of accepting or rejecting a marijuana retail store. But I want the experiment to be conducted under scientific conditions, not self-serving, Wild, Wild West laissez-faire, profit-prioritized capitalism that harms people (individuals and communities).

Best regards,

s.22(1)

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Tuesday, September 13, 2016 6:22 PM  
**To:** Freeman, John  
**Subject:** 1429 Robson

John this email is in response to using 1429 Robson as a medical marijuana outlet.

I'm strongly opposed.

There is already an outlet approximately 2 blocks west also on Robson. No need for another so close.

Also the empty lot next door will no doubt be a refuge for those I see frequenting already existing outlets.

No matter how one chooses to sell this, this isn't the spot for it. There is no need for another so close.

s.22(1)

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Tuesday, September 13, 2016 4:54 PM  
**To:** Freeman, John  
**Subject:** Strongly Opposing Development (1429 Robson Street - DP-2016-00086)

Hello John!

I hope you are well. I am contacting you regarding the development of 1429 Robson Street. I am opposing this development as its marijuana related purpose will strongly interrupt family life on Robson and nearby buildings and shops. I am against promoting marijuana usage so near such a busy family area and tourist area. There are a lot of young families and children in this residential area, and with Robson being only a block away, this usage or marijuana products will strongly affect the day to day life of residents. I appreciate your understanding. Thank you!

Best,

s.22(1)

Sent from my iPad



## Freeman, John

---

**From:** s.22(1)  
**Sent:** Monday, September 12, 2016 6:25 PM  
**To:** Freeman, John  
**Subject:** 1429 ROBSON STREET - DP-2016-00086

Mr. Freeman, with regards to the change of use for the above address to Medical Marijuana-Related Use:

The area of Robson Street in the vicinity of 1429 Robson Street is already busy enough as it is. Noise levels and limited parking due to the existing businesses in the area are already disruptive and irritating enough to residents in the area.

A Medical Marijuana-Related business in the area will only further exacerbate the noise and parking problems and will not elevate or enhance the livability of the neighbourhood for the residents.

Thank you for your time and consideration.

**Freeman, John**

---

**From:** s.22(1)  
**Sent:** Sunday, September 11, 2016 3:18 PM  
**To:** Freeman, John  
**Subject:** Opposing - 1429 Robson Street DP-2016-00086 Development

To: City of Vancouver Planning Team,  
Project Facilitator/Mr. John Freeman

Re: Strongly OPPOSING Development of 1429 Robson street DP-2016-00086

Few months ago, my husband and I s.22(1)  
s.22(1) We picked the location  
because of surrounding areas, her safety is our top priority, she walk to places and to work, she does not drive.

The SWED location is too close to s.22(1) and it is on busy area with tourists (especially families with children, restaurants, hotels).

PLEASE consider the following:

Why spread/scatter Marijuana-Related Use locations, what is the advantage/benefits? only to whom? why?

What are we promoting ?

Would like to see City of Vancouver on more control and monitor these type of activities  
public safety? What is the priority? What messages are we sending to Vancouverites?

We work very hard and pay our tax, we try very hard to raise our children not to get involve in these types of activities, we teach our children to eat, play and stay healthy, we like to continue doing so

Thank you!

Best,

s.22(1)

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Friday, September 09, 2016 2:38 PM  
**To:** Freeman, John  
**Subject:** DP-2016-00086

Hello John,

I live s.22(1) and I am not in favour of development application DP-2016-00086.

This could potentially be a serious detriment to the neighborhood and should not be approved.

Please record my input against this proposed change.

Thank you.

s.22(1)



## Freeman, John

---

**From:** s.22(1)  
**Sent:** Monday, September 05, 2016 8:21 AM  
**To:** Freeman, John  
**Subject:** SWED ROBSON

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mr. John Freeman:

As a property owner in s.22(1) not far away from 1429 Robson Street where S.W.E.D has applied to open business there. We strongly oppose to have a marijuana related business open in Robson Street. Also King George Secondary School locates nearby, please only allow marijuana related business operates far away from residential areas and locate in one street or one area only for easy to monitor.  
Thank you for your consideration.

Regards  
s.22(1)

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Sunday, September 04, 2016 12:39 PM  
**To:** Freeman, John  
**Subject:** DP-2016-00086

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello, John:

As a nearby resident of 1429 Robson St. I want to let you know that I am definitely NOT in favour of this development application. The last thing we need in our neighbourhood is another medical marijuana business.

Regards,

s.22(1)

**Freeman, John**

---

**From:** s.22(1)  
**Sent:** Sunday, September 04, 2016 12:41 AM  
**To:** Freeman, John  
**Subject:** Re Weed Shop on Robson 1429 Robson

Dear Mr Freeman,

Thank you for consulting with our neighbourhood as to our thoughts on another WEED store is needed in our neighbourhood @ 1429 Robson Street.

As you will know ..there is already a retail WEED store a block to the West of this proposal. Not sure of the closest one to the East on Robson/Alberni/Georgia Streets .

But it would not be acceptable that wine/liquor stores could be so close together.

So why would it be acceptable for WEED shops to be in such close proximity on Robson St?

This would mean that there are lower standards for WEED retail stores than there are for legal liquor/wine stores. This makes a mockery of City of Vancouver Bylaws

Please register my *negative response*.

Cheers,

s.22(1)

Sent from my iPad



## Freeman, John

---

**From:** s.22(1)  
**Sent:** Saturday, September 03, 2016 4:39 PM  
**To:** Freeman, John  
**Subject:** DP 2016 00086 , 1429 Robson Street .

Messeur Freeman et al :

Establishing a Marijuana enterprise at the location indicated above is not desirable . As a former s.22(1) of Her Majesty and also a s.22(1) I have found that such enterprises attract crime and vile to the location and its vicinity .

I hope that one understands the hallucinogenic effects of marijuana and the abnormal behaviour it causes . Can one imagine a lot of people under it effects on Robson Street , a thoroughfare known to the world ?

Further more , when one is desperate for a " joint " , before ending up in " the joint " or " da beeg ( big ) house " as it is known in Sicily , one is liable to commit a crime to obtain the financing to acquire such relief . The target would be what is at hand . That would be pedestrians on the pavement , businesses close by and especially the expensive condominium residences on Robson Street and to its North and South at the West End and in Coal Harbour .

A quick solution to the financing difficulty would be to sell the bicycles provided by the City and parked on residential streets perpendicular to Robson ! Is that not a brilliant idea ? Marvellous .

I hope that I have made my point clearly. Would Beverly Hills allow a " Medical " Marijuana Store on Rodeo Drive ? I would think not .

Your sincerely ,

s.22(1)

s.22(1)

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Friday, September 02, 2016 5:35 PM  
**To:** Freeman, John  
**Subject:** 1429 Robson St. DP-2016-00086

Hi John,

I absolutely disapprove the idea of setting up a Medical Marijuana Related use for 1429 Robson Street.

Marijuana use in any way is dangerous and unnecessary. If this plant is medically useful, it would have been used all over the world but it's not obviously for good reasons. Canadian authorities have different views and I can appreciate our rights and freedom.

I can personally seen how Marijuana destroy some very unfortunate teenage and ruin their lives so I will continue to fight for No Marijuana anywhere near where I live. There are three schools nearby, Lord Roberts Elementary School and the Annex, King George Secondary School, not to mention a ESL school opposite the premises.

Marijuana like all other drugs destroy lives and only fools believe it is not harmful.

I strongly oppose the proposal to install a Marijuana shop here or anywhere in Canada.

Regards,  
Concerned Parent & Resident.

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Friday, September 02, 2016 3:13 PM  
**To:** Freeman, John  
**Subject:** 1429 Robson Street - DP-2016-00086

Hi Mr. Freeman,

I am an owner s.22(1) away from the proposed retail use. I believe such an establishment would be harmful to the community due to the type of dwellers within this area. I often see many young families with toddlers and even baby strollers walking around the area. For this reason the smoke caused will be unhealthy for development of children and primary reason why people enjoy this neighbourhood as comparing to Gastown, Yaletown, West End, etc is because of its humble vibe for raising families. With many new high-end retail stores along Alberni and new buildings being developed the area is for those wanting higher quality standard of living therefore not be attracting Marijuana users. Hope you and other members could take this note with serious concern from the residences such as myself that actually living there and getting to be effected daytime and evenings.

Sincerely,

s.22(1)



## Freeman, John

---

**From:** s.22(1)  
**Sent:** Sunday, September 18, 2016 4:53 PM  
**To:** Freeman, John  
**Subject:** DP-2016-00086

Dear Mr. Freeman

Please forgive my late response but I have been away and only returned today.

Regarding the application for a development application to change the use of 1429 Robson Street to Medical Marijuana Related Use, as a resident of the areas, and as a s.22(1) let me voice my strong opposition to the city granting a medical marijuana license for this site. Aside for my professional objections to medical marijuana, it is my understanding that there are already a large number of medical marijuana stores in the city, in contrast, by the way, to a limited number of dispensing pharmacies. Encouraging a marijuana outlet on every street corner under the guise of medical necessity will only degrade the neighbourhood, which is already beset by pan-handlers and perfumed on most evenings with the unmistakable aroma of marijuana.

I would urge you and your department to deny this application.

Sincerely

s.22(1)

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Friday, September 16, 2016 11:47 PM  
**To:** Freeman, John  
**Subject:** 1429 Robson Street DP-2016-00086 Comments

Hello John,

I am writing to provide my feedback on the development application on 1429 Robson Street, DP 2-16-00086.

I am a local resident/owner of a s.22(1) and I oppose the change of this existing commercial unit to a Medical Marijuana-Related Use.

The change of this existing commercial unit to a Medical Marijuana-Related Use will:

- increase the exposure to non-targeted / unintended marijuana users (such as students in the nearby area). There are schools, daycare facilities, community parks, all within very close walking distance. For example, there is an international college right across the street, a neighbourhood house (with youth services) less than 500m away, the coal harbour community centre with children's playground less than 500m away, and more.
- decrease the value of properties nearby as medical marijuana dispensing facilities are perceived to negatively influence communities
- continue to oversaturate the amount of medical marijuana related facilities in the city. There is another marijuana facility less than 350m away.

Furthermore, the schools in the Vancouver downtown area are consistently ranked as one of the worst schools in the Vancouver school district. Adding another marijuana dispensing facility in the neighbourhood will not help this community that is trying to be more young family friendly.

If there are reasons why this change will benefit the local community, please let me know. Otherwise, I strongly recommend you and the Director of Planning to reconsider and reject this application. There is potential for this unit to provide different style of commercial / non-commercial usage that will complement and benefit the continuous development of our community.

Thank you.

s.22(1)

## Freeman, John

---

**From:** Info Robson Street <info@robsonstreet.ca>  
**Sent:** Friday, September 16, 2016 10:48 AM  
**To:** 'Morgan, Karly'; Freeman, John  
**Cc:** Correspondence Group, City Clerk's Office; 'Stephen Regan'  
**Subject:** RE: Comments 1429 Robson Street DP-2016-00086

Hello Karly,

I appreciate you including me on this correspondence. I am disappointed to hear that another medical marijuana dispensary is applying to open up in Vancouver. Is there not another dispensary further down the block near Denman or was it one of the ones that did not get approved? This particular address; however, is just outside of my jurisdictional boundaries, and the appropriate person to connect with would be Stephen Regan at the West End BIA, whom I have copied.

Regards.

*Teri Smith*

Executive Director  
Robson Street Business Association  
#412 - 1155 Robson Street  
Vancouver, BC V6E 1B5  
t 604.669.8132 f 604.669.0181  
[Website](#) | [Instagram](#) | [Facebook](#) | [Twitter](#) |



VANCOUVER'S RUNWAY

---

**From:** Morgan, Karly [<mailto:Karly.Morgan@colliers.com>]  
**Sent:** Friday, September 16, 2016 9:11 AM  
**To:** [john.freeman@vancouver.ca](mailto:john.freeman@vancouver.ca)  
**Cc:** [mayorandcouncil@vancouver.ca](mailto:mayorandcouncil@vancouver.ca); [info@robsonstreet.ca](mailto:info@robsonstreet.ca)  
**Subject:** Comments 1429 Robson Street DP-2016-00086

Good Morning,

On behalf of the adjacent landowner, please see the attached comments regarding the proposed change of use at 1429 Robson Street (at Broughton Street) from restaurant to a medical marijuana-related retail use.

Kind regards,



**Karly Morgan** M.Sc. Planning

Consultant

**Direct +1 604 661 0809** | [View my profile](#)

[Karly.Morgan@colliers.com](mailto:Karly.Morgan@colliers.com)

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Main +1 604 681 4111 | Fax +1 604 661 0849



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## Freeman, John

---

**From:** Morgan, Karly <Karly.Morgan@colliers.com>  
**Sent:** Friday, September 16, 2016 9:11 AM  
**To:** Freeman, John  
**Cc:** Correspondence Group, City Clerk's Office; info@robsonstreet.ca  
**Subject:** Comments 1429 Robson Street DP-2016-00086  
**Attachments:** Comments on 1429 Robson Street DP-2016-00086.pdf

Good Morning,

On behalf of the adjacent landowner, please see the attached comments regarding the proposed change of use at 1429 Robson Street (at Broughton Street) from restaurant to a medical marijuana-related retail use.

Kind regards,

**Karly Morgan** M.Sc. Planning  
Consultant  
Direct +1 604 661 0809 | [View my profile](#)  
[Karly.Morgan@colliers.com](mailto:Karly.Morgan@colliers.com)

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s.22(1)



September 15, 2016

Dear Gil Kelley, Director of Planning, City of Vancouver  
Cc: Mayor Gregor Robertson and Councillors, Robson Street Business Association

**Re: Development Permit 2016-00086 (Medical Marijuana Related use at 1429 Robson Street)**

The proposed change of use at 1429 Robson is not in fitting with the existing character and context of the community. As a long-time owner of the s.22(1) who is currently considering plans for development, the proposed land use represents limited future opportunities for family housing and grade oriented commercial retail units in the neighbourhood. Furthermore, the proposed use is inconsistent with the high quality pedestrian activity that this corridor is known for, as well as new West End Plan.

The proposed tenant, S.W.E.D., has a poor history with respect to abiding by municipal zoning bylaws, as demonstrated by the raid conducted on their Toronto locations earlier this year. On May 26, 2016, police targeted dispensaries selling marijuana outside of federal medical marijuana regulations in Toronto. This included those dispensaries serving patrons without demonstrated medical need and/or those selling product that is inconsistent with medical uses.

Such a land use targets the lowest common denominator retail tenant and will negatively impact adjacent property values and redevelopment potential due to its disruptive 10am-10pm operating hours and uncouth branding. We ask that the Director of Planning please consider this area, as envisioned in the West End Plan, for a diverse future community which includes families and embraces a quality streetscape of respectable businesses.

We thank you for your time and consideration, and hope that you uphold the unique pedestrian ambience of Robson Street as envisioned in your current planning policies.



*Kind regards.*

s.22(1)



## Freeman, John

---

**From:** s.22(1)  
**Sent:** Thursday, September 15, 2016 9:45 AM  
**To:** Freeman, John  
**Subject:** Development Application DP-2016-00086 1429 Robson Street

Hello Mr. Freeman,

We would like to register our opposition to consideration and approval of this application. Our concerns include the following:

- Much more information about this application is needed.

When we follow the link [vancouver.ca/devapps](http://vancouver.ca/devapps) (as suggested in the notification postcard), the application is not listed.

When we search for the application elsewhere, we discover it through this link <http://development.vancouver.ca/1429robson/index.htm>.

We also see that the application consists primarily of an operational letter. Perhaps this is customary, but it is not adequate or detailed enough from a neighbourhood perspective.

What conditions are required for approval from the Director of Planning?

- The operational letter is concerning.

It includes statements of S.W.E.D.'s commitment to patients and pride in the quality of their product. If this is the case, why is the owner's name redacted?

There are no details for requirements for "approved" dispensary card holders.

The prediction of 1200-1800 members at the proposed Robson Street location raises many concerns, including concerns about traffic and congestion along this area of Robson Street. The applicant seems unaware of the traffic congestion and limited number of parking spaces in this area.

- We do not have a strong opinion about whether marijuana should be legalized. Although legalization may occur at some point in the future, this has not occurred yet.

The vast majority of marijuana dispensaries in Vancouver operate outside the City guidelines and requirements. What will be done to ensure compliance in this case?

There is already a marijuana dispensary in the 1700 block of Robson. Another dispensary within two blocks is not necessary.

The city would not permit two outlets for the sale of alcohol (which is legal) within such close proximity. Why is this being considered for marijuana dispensaries?

- Finally, given the large number of empty storefronts on Robson Street, the neighbourhood will continue to benefit from the City's vigorous efforts to stimulate and support other types of retail and commercial activity in the West End and Downtown areas.

Please register us as a "No" for this application.

Sincere regards,

s.22(1)

A grey rectangular box redacting the signature of the sender.



## Freeman, John

---

**From:** s.22(1)  
**Sent:** Thursday, September 15, 2016 12:08 AM  
**To:** Freeman, John  
**Subject:** RE: 1429 ROBSON STREET - DP-2016-00086

Thank you for your prompt response, I also forgot to mention that the Green Panda Cannabis Dispensary is located at 1707 Robson Street. I think that it does not make sense to have another marijuana store only 3 blocks away.

From what I see and smell around Vancouver, there is obviously no shortage of marijuana. The City of Vancouver certainly does not need to issue permits for more stores !!!!

Thank you again for time.

On Sep 14, 2016 8:58 AM, "Freeman, John" <[John.Freeman@vancouver.ca](mailto:John.Freeman@vancouver.ca)> wrote:

Hi s.22(1)

Thank you very much for your email about **1429 Robson St.** Your letter will become part of the official file for this Development Application (**DP-2016-00086**). Staff will review the comments from the General Public with regards to this Application. If you have responded within the comments period ending **September 16th 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](mailto:John.freeman@vancouver.ca) Planning & Development Services - City of Vancouver

**From:** s.22(1)  
**Sent:** Monday, September 12, 2016 6:25 PM  
**To:** Freeman, John  
**Subject:** 1429 ROBSON STREET - DP-2016-00086

Mr. Freeman, with regards to the change of use for the above address to Medical Marijuana-Related Use:

The area of Robson Street in the vicinity of 1429 Robson Street is already busy enough as it is. Noise levels and limited parking due to the existing businesses in the area are already disruptive and irritating enough to residents in the area.

A Medical Marijuana-Related business in the area will only further exacerbate the noise and parking problems and will not elevate or enhance the livability of the neighbourhood for the residents.

Thank you for your time and consideration.

## Freeman, John

---

**From:** s.22(1)  
**Sent:** Tuesday, September 13, 2016 6:22 PM  
**To:** Freeman, John  
**Subject:** 1429 Robson

John this email is in response to using 1429 Robson as a medical marijuana outlet.

I'm strongly opposed.

There is already an outlet approximately 2 blocks west also on Robson. No need for another so close.

Also the empty lot next door will no doubt be a refuge for those I see frequenting already existing outlets.

No matter how one chooses to sell this, this isn't the spot for it. There is no need for another so close.

s.22(1)



Regarding 1429 Robson Street, DP-2016-00086

September 10<sup>th</sup> 2016

Dear City of Vancouver,

There are enough medical marijuana shops in this area. For the sake of family and children who are living in West End, I don't want any more marijuana shop.

s.22(1)

