

File No.: 04-1000-20-2018-372

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 104 - 4545 West 10th Avenue, 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

*Please note: the following emails have missing attachments which could not be located: pages 39, 52, 55, 58, 78, 79, 159, 169, 175, and 192.

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 (#04-1000-20-2018-372); 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

May 17, 2017

c/o Brad Quevillon
The Wealthshop Social Society
#104-4545 West 10th Avenue
Vancouver, BC V6R 4N2

Dear Mr. Quevillon:

**RE: 4545 West 10th Avenue (Specific Address: Unit #104)
Development Permit Number DP-2017-00196 (formerly DE419872)**

Thank you for your letter of May 3, 2017, requesting an extension of the Permit time limitation.

As a result of our internal administrative procedures, Development Permit Number DE419872 has been superseded by Development Permit Number DP-2017-00196.

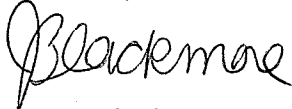
On behalf of the Director of Planning, your request is granted, including the Letter of Operation submitted by The Wealthshop Social Society stamped "RECEIVED" by this department on November 23, 2015, to retain a Medical Marijuana-Related Use in this existing commercial building, for a further period of time, **expiring on February 22, 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;
- 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

May 23, 2018

c/o Krish Sidhu
Wealthshop Social Society
#104-4545 W 10th Avenue
Vancouver, BC V6R 4N2

Dear Sir/Madam:

**RE: #104-4545 West 10th Avenue
Development Permit Number DP-2017-00196 (formerly DE419872)**

Thank you for your letter of April 10, 2018, requesting an extension of the Permit time limitation.

As a result of our internal administrative procedures, Development Permit Number DE419872 has been superseded by Development Permit Number DP-2017-00196.

On behalf of the Director of Planning, your request is granted, including the Letter of Operation submitted by The Wealthshop Social Society, stamped "RECEIVED: by this Department on November 23, 2015, to retain a Medical Marijuana-Related use in this existing commercial building, for a further period of time, **expiring on February 22, 2019**, 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;
- 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', with a stylized, cursive script.

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

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 9:27 AM
To: Stewart, Phoebe
Subject: re-Development Application No. DE419872

Good morning,

We are writting to let you know that our whole family are totally **disagree** on the development application No.DE419872. Because we have lots of concerns on the change of use from Barbar Shop to Medical Marijuana-Related use.

(Regards,

s.22(1)

Project:	Designed:			Date: 11 Dec 2015
Area: 4545 WEST 10TH AVE	Checked:	Sheet	of	
Subject: MEDICAL MARIJUANA - RELATED USE				

PHOEBE STEWART.
RE DEVELOPMENT NO D E 419 872

- ① I OPPOSE THE CITY OF VANCOUVER PROMOTING THE SALE OF SO MANY "MEDICAL MARIJUANA - RELATED USE" FACILITIES WITHOUT A CITY WIDE PLEBISITE FOR ITS CITIZENS.
- ② I OPPOSE ANY LOCATION IN DOWNTOWN FOR A "MEDICAL MARIJUANA - RELATED USE" FACILITY.
- ③ THERE ARE FOUR DRUG STORES ON 10TH AVE THAT ARE OPEN FROM 10AM TO 6PM. WOULD NOT BETTER AND SAFER FOR THEM TO DISPENSE MEDICAL MARIJUANA.
- ④ WHY SHOULD A MEDICAL MARIJUANA - RELATED USE FACILITY BE OPEN TO 10PM.
- ⑤ IF AND WHEN THE FEDERAL GOVT OF CANADA LEGALIZE MARIJUANA ALL THE "MEDICAL - MARIJUANA" ^{shops} WILL SELL THE PRODUCT. DO WE NEED THIS? EXPECT INCREASED HEALTH AND POLICING COSTS. S.22(1)

RECEIVED
CITY OF VANCOUVER

COMMUNITY SERVICES
PLANNING & DEVELOPMENT SERVICES

DEC 15 2015

December 15th, 2015



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

Dear Phoebe,

RE: 4545 West 10th Avenue (Suite #104); Development Application Number DE419872

I'm writing this letter in response to the Development Application of Wealthshop Social Society at the address noted above ^{s.22(1)} [REDACTED] I am taking the perspective of a young parent and medical professional against the conversion of the Barber Shop to a Medical Marijuana-Related use facility.

Too many marijuana shops in close proximity

I believe there is no need for an additional medical marijuana related facility in the proposed location. There are five marijuana shops within a 1.3km radius on Broadway between Alma and Macdonald. For those members of the community that have a legitimate need to be serviced by a medical marijuana facility, I believe the existing stores will be able satisfy the demand.

High visible exposure to young children, students and young adults

I understand that the City's bylaws state that a medical marijuana facility is not to be located within a 300m radius of a youth facility. However, it is important to be mindful that a 300m radius is a tight proximity. A few of the following institutions are located within close proximity of the proposed location, which I would consider to be "youth facilities."

- 140m - Vancouver Public Library
- 220m - Kaboodles Toy Store
- 800m - Queen Mary Elementary
- 880m - Trimble After School Care
- 900m - West Point Grey Academy
- 900m - Trimble Park
- 1km - Our Lady of Perpetual Help Catholic School
- 1km - Menno Simons Centre Residence
- 1.3km - Jericho Hill Centre
- 1.7km - Queen Elizabeth Elementary
- 1.7km - Vancouver Lord Byng Fitness Centre
- 2.1km - Lord Byng Secondary

The above mentioned are just a few examples.

This location is highly visible to children and students. This is as a result of the area being considered a tight-knit community, where many young families are raising their children. In addition, the proposed location falls along the busiest bus route to UBC where thousands of students travel through daily. The daily visibility and the marketing related to the marijuana facility would romanticize the use marijuana to minors.

Devaluation of the "social" community

A local family friendly business would be better suited for this location. Such a business tends to help build the community. Generally, the local shop owners encourage people of the community to participate in grassroots events and take ownership in helping grow the local economy. More marijuana related facilities in the area drive out local and private businesses that serve us directly, which negatively impacts the dynamic and value of the community.

Thank you for taking the time to read my letter and consider my comments. I hope the insight that I have provided will allow you to make an informed decision that keeps the community and many young families happy and healthy in a meaningful community.

Sincerely,

s.22(1)

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s.22(1)

A rectangular area of the document is redacted with a solid grey fill, obscuring the address and any text that might have been present.

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 10:37 AM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Development Application # DE419872

Ms Stewart,

We had a leaflet through our door regarding this development application, with an invitation to send in our written comments.

We are very much opposed to this application to change the use of this building to a medical marijuana-related use. It is not a matter of simply this building, we are opposed to any medical marijuana retailing premises in our area for the following reasons:

- I am not convinced that all the medical marijuana retailing outlets that the city has unwisely allowed to spring up all over are selling solely to people who need marijuana for exclusively medical purposes; my suspicion is that much of the marijuana purchased is for recreational use.
- Nothing wrong with that, at all, but I don't like the hypocrisy of it. It should not be called "medical" marijuana. I also dislike the fact that I am forced to swallow the fiction that this is all for medical use.
- There is so much research out there now indicating that marijuana THC and other active chemical levels have increased exponentially due to genetic interventions from us, and furthermore that these active chemicals have a deleterious effect on developing (teenage) brains in particular. Given that this is the case, despite the fact that our province has embraced a more benign approach to the use of marijuana, it is unwise and foolhardy of city hall to issue quite as many marijuana retail licenses as it has.
- It sends the message, particularly to young people, that marijuana is a socially acceptable part of the retail experience. This is not the case, there are still questions and warnings from the research community out there about marijuana. The fact that the marijuana lobby have presented marijuana purely as a medical commodity, I find it surprising that the city and the province have not seen the sale of medical marijuana as something that should be sold at a pharmacy. Instead, it is sold by "medical" marijuana advocates. Again, in my view, this is foolhardy and a mistake on the part of our administrators.
- Furthermore, I heard recently a proposal (on the radio) that "medical" marijuana be sold at liquor stores. If that is indeed being proposed, it bears out my suspicions that marijuana is not a medical product, it is a recreational one. I would be far, far more confident were it being proposed that marijuana be sold at pharmacies, just as any other analgesic.

For these reasons we are opposed to this application and would not welcome such a retailer in our area.

Sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 10:36 AM
To: Stewart, Phoebe
Subject: Re: development application no. DE419872

Dear Phoebe Stewart,

Although some people speak of the benefits to them from cannabis related drugs, an Addictions Doctor at St. Paul's questions the medical advantages.

On Wednesday, December 9, 2015 11:55 AM, "Stewart, Phoebe" <Phoebe.Stewart@vancouver.ca> wrote:

s.22(1)

I thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you have the time, it would be helpful if you could outline the your perceived disadvantages of this use in your neighbourhood.

If you have any further questions please don't hesitate to contact me.

Best Regards,


Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver

direct. 604.673.8445

email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

From: s.22(1)
Sent: Tuesday, December 08, 2015 3:06 PM
To: Stewart, Phoebe
Subject: development application no. DE419872

Dear Ms. Stewart,

Thank you for the opportunity to reply.

These stores are omnipresent, and I see serious disadvantages to even one in our neighbourhood.

Thank you for your consideration,

s.22(1)

s.22(1)



12
Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 11:21 AM
To: Stewart, Phoebe
Subject: Development Application No. DE419872

Dear Ms. Stewart,

As the owner of property just s.22(1) from the proposed marijuana shop on West 10th Avenue I am strongly opposed to the application. Although I have every sympathy for people who truly need this drug for pain management or other medical purposes, I am highly sceptical that the majority of customers of pot shops are honestly suffering from ailments that require such remedies. In the great majority of cases I believe that such shops are merely a cynical way of ignoring the present laws restricting the use of mind-altering drugs. Until the present Canadian laws are changed it is weakening the whole legal system to allow people to choose which laws to obey and which to flout. To multiply outlets for (presently) illegal substances is encouraging an attitude of putting personal choice above the weight of laws which are enacted by publicly appointed authorities.

Furthermore, I have reservations about the advisability of anything that will promote the escapism inherent in drugs that alter mental states. Is there any part of the world, even any part of this city, that is less in need of escaping reality than West Point Grey? We are blessed with an environment that is the envy of most of the rest of mankind so why on earth would we promote or encourage befogging our minds with substances that reject this benefit? By establishing more marijuana outlets we are tacitly approving the rejection of what we are so fortunate to possess.

To approve the opening of a drug outlet such as this on the grounds that potential customers (or proprietors) want it is to miss the whole point of law. Legislation is enacted for the benefit of society at large, not to satisfy personal tastes. Considering that marijuana's physical and psychological effects are not solidly established, it would be to the benefit of all of us not to allow its wholesale use at present.

Yours truly,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 10:51 AM
To: Stewart, Phoebe
Subject: RE: Development Application No. DE419872

Dear Ms. Stewart,

I am writing to voice my objection to the installation of a Medical Marijuana Dispensary in West Point Grey. We don't need more of those in this city. There are dozens of them. It's not like people can't go to another neighborhood if they want to buy some weed to smoke. We all know the "Medical" marijuana designation is a joke. This is mostly for recreational use. Please spare our nice neighborhood from the added business and smell of that stuff.

Thank you very much.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 12:07 PM
To: Stewart, Phoebe
Subject: Development Application No. DE419872

Dear Ms. Stewart,

I am writing to voice my objection to the marijuana dispensary application in my neighborhood.

Our home is in a family-oriented area, and we would like to keep it that way. We have children of our own and there are so many others who attend the nearby schools. We would like to preserve our drug-free principles. A marijuana dispensary would not help to perpetuate the belief that our kids should not see drug use as "normal." Furthermore, the application states that the store will be open until 10pm. We do not want drug-seekers crawling through our quiet little neighborhood in the evenings. Genuine patients of any sort manage to get their prescriptions filled during normal pharmacy hours.

For those residents who have legitimate medical use for marijuana, there are several dispensaries just down the hill in Kitsilano.

Thank you for taking the time to read this.

Regards,

s.22(1)



s.22(1)

12
Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 6:17 PM
To: Stewart, Phoebe
Subject: comments for 4545 w 10th

dear sir:

we have received your notice for development application 4545 w 10th ave. Consider our community environment and it is so close to UBC, we think it's better that don't change of use to Medical Marijuana related use.

Thank you!

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 4:46 PM
To: Stewart, Phoebe
Subject: 4545 West 10th Ave

Hello,

It has been brought to my attention that a "medical," marijuana store wants to open in my beloved retail area of Point Grey Village. As a retailer since s.22(1) in this area, I have poured my heart, soul, money, and tireless efforts catering to Point Grey Village and making it shine. As such, I am strongly opposed to having a "medical," marijuana store open in the area. Everyone in the city knows what a total sham these stores are, for the most part, in that you can get medical marijuana for "feeling stressed or sad."

All of my fellow retailers and I have worked hard and pay extremely high property taxes to the city year after year. I don't believe that we should continue to go unheard in trying to preserve our retail community's integrity and high standards for honest business practices.

I live in s.22(1) there are three "medical," marijuana shops open with no less than 3 or 4 people getting high around the corner from them, throughout the day, while sitting on the community benches that their BIA paid for. NONE of those people would fall under the category of being in medical need, nor should they be loitering daily in the area while getting high in front of kids... and everyone else.

I urge the City to do the right thing and stop any further licensing of these "medical marijuana," establishments until proper regulation and enforcement can be achieved to keep them honest and keep our streets free of crime.

I more specifically, request that a change of zoning from a barber shop to a medical marijuana shop not be granted for 4545 West 10th Avenue, or in any other address in our area.

It is really unfortunate that people who suffer with a painful disease that have a true medical need for marijuana, have had the legitimacy of their use degraded by the way that the majority (not all) of these stores operate, which is as drug pushers, that are no different than street dealers.

Sincerely,

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 11, 2015 6:33 PM
To: Stewart, Phoebe
Subject: Development Application No. DE419872

Dear Ms. Stewart,

In regards to 4545 West 10th Avenue, Vancouver (Suite # 104), I am writing to let you know that I strongly oppose this request for a Medical Marijuana Shop to go into this neighbourhood. Just a few doors east in the next block, we have a Brothel under the premise of a Beauty Boutique, which by the way still covers up its windows and is an eye sore to the neighbourhood. We do not want or need another " Medical" Marijuana store! There is practically one every few blocks on West Broadway.

This building is almost s.22(1) the smoke from peoples joints. I have asthma, and when people smoke s.22(1)

Please do not approve this!

Sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 12:08 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Fwd: Marijuana shop on W 10th - Reconsider approval for Development Application No. DE 419872

Thank you for forwarding this email to the appropriate person regarding our objection to this development application.

I fully agree with s.22(1) comments below. In addition, let us not forget that the sale of marijuana is still illegal in this country, and unless and until the law changes, this type of "business" is based entirely on a system of criminal activity, and persons who support and enable these enterprises (landlords and perhaps city planners granting licences) may be not just condoning, but also aiding and abetting, crime.

This is not something I want in my neighbourhood.

Thank you,

s.22(1)

Concerned West Point Grey neighbours

From: s.22(1)
Sent: Wednesday, December 09, 2015 10:00 AM
To: phoebe.stewart@vancouver.ca
Subject: Reconsider approval for Development Application No. DE 419872

Dear Phoebe Stewart,

Thank you for receiving this email message asking for the Director of Planning to reconsider the final approval of the Development Application No DE 419872 Wealthshop Social Society at 4545 West 10th Ave.

1. Please make children and youth a priority in Vancouver and in our neighbourhood

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. The voices of our children and youth are not registered in this application and so as a child and youth advocate I have to argue that it is not in our children's interests to have a shop selling marijuana in this neighbourhood.

<http://www.unicef.ca/en/article/child-well-being-in-rich-countries-a-comparative-overview>

<http://www.theglobeandmail.com/news/national/canadian-teens-lead-developed-world-in-cannabis-use-unicef-report/article11221668/>

<http://www.cbc.ca/news/canada/canada-lags-on-childhood-well-being-unicef-says-1.1307461>

2. Please consider the proximity of the shop to children's activities and services

A shop with a name like "Wealthshop Social Society" with unsuitable opening hours (10am to 10pm) is in fact **75 meters in proximity** to the Point Grey Vancouver Public Library Branch which as you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club.

After school activities are offered to children at Dojang Martial Arts located at 4458 West 10th which is **150 meters** from the proposed marijuana shop.

A popular toystore, Kaboodles is located at 4449 West 10th, **170 meters** from the marijuana store.

3. Please consider that there is no drug counseling service to provide accurate information to youth near the marijuana shop

The location is as close as possible to the university student market as the location of the marijuana store is close to the bus stop for the No. 99 bus into UBC campus.

There is however, no drug counseling service in the neighbourhood to provide information on the addictive nature of cannabis use.

4. Please consider that in communicating to the community about this development application that the neighbourhood was not uniformly informed

The request for community input was not uniformly communicated. Some of my neighbours who live even closer to 4545 west 10th did not receive this notice.

Schools, pre-schools, churches and family centered services were not informed. How exactly are streets and businesses informed of this development application? How does the city decide where to distribute the notices?

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 9:17 AM
To: Stewart, Phoebe
Subject: Application No. De 419872

Dear Ms. Stewart,

I am writing to express my opposition to application number – DE 419872. I am opposed to the installation of a marijuana dispensary In West Point Gray.

Thank you for your processing of my request.

s.22(1)

A large rectangular area of the document is redacted, indicated by a gray box. The text "s.22(1)" is visible in the top left corner of this redacted area.

12
Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 1:14 PM
To: Stewart, Phoebe
Subject: Development Application No. DE418510

Dear Phoebe,

We are the owners of s.22(1) Vancouver. We strongly oppose the Development Application No. DE419510.

Regards,

s.22(1)

Email Disclaimer:

This email communication is confidential. If you are not the intended recipient, please notify me by return email and delete this communication and any copy.

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 1:11 PM
To: Stewart, Phoebe
Cc: Correspondence Group, City Clerk's Office
Subject: Development Application No. DE419872

Hi Phoebe:

I received a notification of the development application for a marijuana shop in my neighbourhood at 4545 West 10th Avenue. I am unclear why you have sent this to our home. I have never received notifications for any other business about to open in my neighbourhood. This is a first and your card doesn't convey why you are telling me about this particular shop opening. Do I really have a say in what businesses open up in my neighbourhood?

This applicant has their signage up on the store, and their website is up with the address (<http://wealthshop.ca>). It appears that this business is ready to open. So what is the point in notifying us about the application? It looks like it's a done deal.

I am not happy about having a marijuana shop in my neighbourhood. I am not happy about how the city has allowed over 100 marijuana shops to proliferate throughout Vancouver. The city is regulating an illegal business. The law is clear that the medical marijuana is legal with a prescription from a legal source. People are getting marijuana without a prescription from a medical doctor, by showing prescription bottles of other medications, and by describing their "symptoms" to a naturopath over Skype. It's clear that the majority of persons are buying marijuana from these shops for recreational purposes, not actual medical benefit.

And where is this pot coming from? From everything I have read, there isn't enough legal marijuana available to supply all the stores we have in Vancouver, so much of it is coming from criminal organizations and other questionable sources.

Other municipalities are saying no to the marijuana shops, and are not giving them business licenses or are having the police shut them down. Why is Vancouver legitimizing an illegal business? I am not happy about the City regulating marijuana shops unless they are selling legally sourced marijuana provided to persons with legitimate medical needs and prescriptions from medical doctors.

Sincerely,

s.22(1)

2

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 4:49 PM
To: Stewart, Phoebe
Subject: Application DE419872

As residents who daily shop on West 10th Ave. we strongly object to this application, and request that the application be denied. s.22(1)

Sent from my iPad

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 2:43 PM
To: Stewart, Phoebe
Subject: Fwd: DE419872

>
> Ms. Stewart,
>
> I am against the application for a pot shop to be located at 4545 W. 10th Ave.
>
> This neighbourhood has successfully existed all this time without a pot shop and until the Federal Government legalizes pot, and there is an established way to deal with sales of this substance, I see no need for this type of shop.
>
> I also disagree vehemently with the hours that this shop proposes to be open- no other stores on the street are open those hours, including the pharmacies.
> s.22(1)
>
>

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 5:53 PM
To: Stewart, Phoebe
Subject: 4545 W. 10th Ave. #104

We are opposed to the change of use from Barber Shop to Medical Marijuana-Related use.

s.22(1)

----- End forwarded message -----

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 13, 2015 7:17 AM
To: Stewart, Phoebe
Subject: 4545 West 10th Avenue, #104. Dev App # DE419872

The West 10th Avenue shopping district is within lunch hour walking distance of two nearby schools: Queen Mary Elementary and Point Grey Academy. On any given school day, many students can be seen frequenting 10th Avenue's various fast food establishments and other retailers.

The extent of compliance by medical marijuana establishments to abide by minimum age requirements has yet to be established. With the proximity of an under 18 student population nearing 1,000, we do not need to run this experiment in the West 10th Avenue shopping district.

My preference is to allow the passage time to offer alternative retailing approaches that provide a high probability of compliance with minimum age requirements. For example:

- dispensing by pharmacists (there are a least 2 professional pharmacies on the street, and they could move into the medical marijuana arena);
- employees of the Liquor Control Board LCB) have proposed that the dispensing of medical marijuana be limited to LCB outlets and LCB-approved retailers (1 on West 10th). These locations are familiar with and have controls in place to ensure minimum age restrictions are complied with. In addition, provincial government audit programs are in place to ensure compliance.

For these reasons, I am opposed to this development permit application.

Yours sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 13, 2015 4:43 PM
To: Stewart, Phoebe
Subject: MARAJUANA DISPENSERARY ON WEST 10TH VANCOUVER BC

Please add my name to the list of residents opposing this dispensary on West 10th Avenue.

Right now West Poitn Grey is one of the safest neighbourhoods in Vancouver and I would like this area to remain safe. As well, students - university or otherwise do not need this easy access to marajuana - this type of business is NOT suitable for our area.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 13, 2015 1:46 PM
To: Stewart, Phoebe
Subject: Development Application #DE419872

I have your Notification Letter dated December 4/15 regarding the application from Wealthshop Social Society to open a Medical Marijuana-Related Use shop at 4545 West 10th Avenue, Suite #104.

I am vehemently opposed to such a change. The address is located in a very small mall sharing a parking lot with our local Safeway. If this application is approved, families with small children, teenagers and adults of every age would be confronted on a daily basis with people who, quite probably, do not live in our neighbourhood coming to shop for pot. Not to mention hoards of UBC students – that address is conveniently located near the university. There is already a shortage of parking directly in front of Safeway – we would be vying for available spots with newcomers. And I doubt that everyone going to such an establishment will have “valid” prescriptions from health practitioners.

Point Grey does not want or need a pot shop. I urge the City of Vancouver to reject this application.

s.22(1)

12
Stewart, Phoebe

From:

s.22(1)

Sent:

Monday, December 14, 2015 12:07 AM

To:

Stewart, Phoebe

Subject:

Stop the change of 4545

Dear Phoebe,

I am strongly against this bad idea! Our neighborhood doesn't want to have this kind of store! For our children, please stop them doing this! Please!!!

Thank you!

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 13, 2015 11:39 PM
To: Stewart, Phoebe
Subject: Don't agree Medical Marijuana-related use on west 10th ave

Hi,

I don't agree this proposal.

s.22(1)

Sent from my iPad

12
Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 8:50 AM
To: Stewart, Phoebe
Subject: Marijuana Shop in Point Grey

Dear Ms Stewart:

This is with reference to your notification letter of Dec 4 regarding opening a medical marijuana shop at 4545 West 10th Ave in Point Grey.

I am opposed to this. The location is ill-suited for this purpose. It is not facing a busy street, but faces a busy parking lot of SAFEWAY where many of us do our grocery shopping. This area is already very congested.

In my s.22(1) here, I know of no-one who uses pot, and therefore the facility would not be serving the local community. This being the case, the facility should not be located in the requested location. .

I strongly urge that the City reject this application!

Yours sincerely,

s.22(1)

This is with reference I have your Notification Letter dated December 4/15 regarding the application from Wealthshop Social Society to open a Medical Marijuana-Related Use shop at 4545 West 10th Avenue, Suite #104.

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 7:29 AM
To: Stewart, Phoebe
Subject: Marijuana facility on W. 10th

Hello

You had asked for comments on the proposed new Marijuana facility on W. 10th.

s.22(1)

I have grave

concerns. Early cannabis use is clearly associated with psychosis and cognitive deficits and I have presented on these issues. I am concerned that these facilities are already ubiquitous and poorly regulated.

I would be happy to share a presentation I have done on this.

Yours truly,

s.22(1)



Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 12:45 PM
To: Stewart, Phoebe
Subject: Objection to Development Application #DE419872 (4545 W 10th Avenue, Suite 104)
Importance: High

Dear Ms. Stewart,

I am writing in response to your postcard to my household dated December 4, 2015. I wish to express my grave concerns about the prospect of a pot shop opening up in my neighbourhood at 4545 W 10th Avenue (DE419872).

The last thing our quiet family neighbourhood needs is a marijuana dispensary. By now it is well documented that many pot shops claiming to offer marijuana for medical use in our community in fact serve a large number of recreational users. Enforcement of regulations is remarkably lax. Everyone knows by now that the "medical" restriction is a sham. For reportage on this topic, please see <http://bc.ctvnews.ca/easy-access-to-vancouver-pot-shops-ending-soon-city-councillor-1.2585676>.

Opening a pot shop in the neighbourhood will invite a range of people here to party. It will also create hazards on our streets when people drive high after lighting up in and around the shop. This is simply inappropriate for our neighbourhood. West Point Grey isn't a place where people come to party. It is a calm residential area, not an entertainment district, and we want to keep it that way.

In addition to the very nature of the establishment (selling drugs), I'm alarmed by the proposed operating hours. We really don't need such a store operating 7 days a week, 12 hours a day. This will create a huge amount of unwanted disturbance in our community. Tenth Avenue closes down at night, and very few of the establishments along that stretch stay open in the evening at all.

Finally, there is no business need here for such a shop. There are already plenty of dispensaries nearby in Kits; the existing market is well served by going there. There is no need for a new pot store here in West Point Grey.

I entreat the city to make the socially responsible choice of denying this completely unwelcome application.

Thank you.

Sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 11:02 AM
To: Stewart, Phoebe
Subject: Re: Pot Shop

Phoebe : DE419872....4545 West 10th....center of an old fashioned neighbourhood of single family homes and low rise condos with mixed racial residents supporting core values of family and community. Clearly we in this area might be seen to be suffering from the lack of ' modern ' thinking and can benefit from all the distractions that civic government has allowed to penetrate other neighbourhoods. Opposed you say....I wonder how you could possibly think that !!

Think of this application coming to your neighbourhood right next door to where your mother lives
Your work matters

Regards

s.22(1)

From: Stewart, Phoebe
Sent: Monday, December 14, 2015 8:28 AM
To: s.22(1)
Subject: RE: Pot Shop

s.22(1)

If you could please clarify which application you are opposing it would be most helpful.

Thank you,

P h o e b e S t e w a r t

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

🌱 Please consider the environment before printing this email

From: s.22(1)
Sent: Sunday, December 13, 2015 12:21 PM
To: Stewart, Phoebe
Subject: Pot Shop

Pheobe : This application is definitely in keeping with the Mayor's call for Vancouver to be the ' **greenest** city ' !! Perhaps we should permit a flashing green light to be installed on the store front to advertise that fact. Loud music would further encourage attention to it.

It is eye opening to watch the City's support of these undertakings. Perhaps licensed brothels should be the next frontier !

Regards
s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 2:44 PM
To: Stewart, Phoebe
Subject: Re: 4545 West 10th Ave.

Hello:

I am totally opposed to letting the marijuana people set up shop in our area. There are enough of these scoff law places open already on 4th and/or Broadway. This location so close to UBC is just the kind of sanctioned temptation that is not needed. And a 304 sq. ft. location – may as well let them stand on the street corner. The good thing is the East Indian and Chinese students will stay away from such places so after the white kids blow off their ambition we will still have people to run the country for us.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 2:01 PM
To: Stewart, Phoebe
Subject: Application DE419872
Attachments: Development Application.pdf

Dear Ms. Stewart,

I am writing in response to the proposed marijuana outlet to be located at 4545 W 10th Avenue (DE419872).

First I would like to say that although I live s.22(1) of this proposed development, I only heard about it through a neighbour who s.22(1) to this site. Our home never received any notification from the city. If this process is truly meant to get feedback from the community I would suggest that notice should have been sent to residents in a much larger area. This retail strip is not a destination, it truly serves those who live in this community which I would argue stretches from at least West 4th to West 16th, and from Blanca to Alma Streets.

The commercial stretch of West 10th Avenue consists of quiet, family friendly shops and services. This includes both a toy store and a public library which attract a large number of children to the street. Students from Queen Mary Elementary and West Point Grey Academy regularly have lunch on 10th. Three other schools are also within easy walking distance (Jules Quésnel, Queen Elizabeth Elementary and Lord Byng High School).

Given the fact that so many children frequent the street, I question the suitability of a 'pot shop' opening in this location. There are at least 3 of these businesses already located long West Broadway within easy travel distance. As a result, denying this application would not unduly inconvenience any of its potential clientele.

In addition, the people making this application obviously know nothing about this neighbourhood. Their proposed hours are much longer than the rest of the retail businesses along this stretch. Most of the retailers in this area are closed in the evenings and on Sundays. This in and of itself shows the applicant has little regard for the nature of the neighbourhood where they wish to set up shop.

Finally, as a 'pass through' neighbourhood for people traveling to and from UBC there is also a risk that our community will become a destination for young recreational users from the University. Although these stores purportedly service only medical users, realistically that market is extremely small. These businesses can only survive by selling for recreational use.

I urge you to deny this application as it is extremely inappropriate for our quiet, family neighbourhood.

Regards,

s.22(1)

13
Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 5:18 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Dev Application # DE419872
Importance: High

Attention: Ms. Phoebe Stewart, Project Co-ordinator

It is with surprise and **disapproval** that we learn of the proposed opening of another Marijuana retailer in Vancouver, but more specifically, in our neighbourhood.

This explosion of "illegal" and virtually unregulated pot shops is disturbing and counter-intuitive to the logic of controlling and preventing further opportunities to foist injury and substance abuse on our children and those vulnerable persons.

The fictitious adjective "medical" added to the application should fool no one, as it is commonly and visibly known that virtually all can purchase their products. I trust that this application will take into consideration the nearness of schools, the quality of this particular upper scale neighbourhood, and the real costs that these products add to the overall population health issues.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 3:59 PM
To: Stewart, Phoebe
Subject: Proposal for medical marijuana related use of 4545 W. 10th Ave. by Wealthshop Social Society

Dear Phoebe Stewart:

It has come to my attention that there is a proposal currently before the City of Vancouver that could result in a medical marijuana dispensary opening up in West 10th at the above address. I am told that you are the person to whom I should address my concerns.

I write to protest this in the strongest possible terms. Although the proposed site is not within 300 metres of a school, a community center, or another medical marijuana dispensary, the area is a hub of children and families and it is my concern that vulnerable children and teenagers, will be beguiled by the marijuana culture that this proposal indirectly represents.

West 10th Ave. at Sasamat Street is a commercial hub, directing bus and vehicle traffic toward the University of British Columbia. It is a "people place" where children and families go to purchase food and other goods, access local services, and hang around with their friends.

A partial list of the shops and services that attract children is as follows: the Point Grey branch of the Vancouver Public Library is situated at 4480 W. 10th Ave. Kaboodle's toy store, a very popular children's store in the area for decades is across the street at 4449 W. 10th Ave. A Safeway store where many children shop with their parents and families, occupies much of the 4500 block on the north side. There are three dentists within two blocks, a family physician in the 4500 block, and a child psychologist, Dr. Jeffrey Carr, who practices (ironically) at Suite 206 of the same premises, 4545 W. 10th Ave. (It is sincerely hoped that Dr. Carr's practice will not be enhanced by the growth of illicit marijuana use that may result from the location of this dispensary in our community.) There is a church, West Point Grey Baptist Church, in the 4500 block West 11th, at the corner of 11th Ave. and Sasamat Street, which has a number of children's programs on Sunday and throughout the week. There is a Tim Horton's coffee shop at 4401 W. 10th Ave., a place where young people, usually of high school age, hang around.

The corner of 10th Ave. and Sasamat Street is a bustling commercial area. The B-line bus stops at that intersection before proceeding out to University of British Columbia. Do we really need a marijuana dispensary situated right at the bus stop where students get off and on the bus for UBC?

Many children, accompanied by parents and unaccompanied, cross that street to go to Queen Mary Elementary school, which is 8 blocks north, and one block east of that intersection, and West Point Grey Academy, which is four blocks north and three blocks east of that intersection. West Point Grey Academy has high school age students as well. High school children cross the other way on their way to Lord Byng Secondary School, located within walking distance at W. 14th Ave. and Crown Street.

Every summer, the City grants a permit for a parade for "Point Grey Days" on upper 10th Ave. commencing at the 4500 block, on or around July 1. This parade is a delight which features many children and community

service groups taking part in the parade. Every Halloween, as a result of the promotions of local merchants, young children in costume with their parents walk from store to store in the 4500, 4400, and 4300 blocks.

I appreciate that the subject of medical marijuana is a difficult one, that invokes a lot of emotions on either side of the question. However I suggest that the City's policy of not locating such clinics within 300 metres of schools and community centers is a statement that these establishments are not appropriately located near where children and families abound. As you can see from the above, children abound in the area of West 10th Ave. and Sasamat Street.

I urge you, in the strongest possible way, not to grant a license for a medical marijuana license for a clinic at 4545 W. 10th Ave. If I have mis-directed this message, I asked that you so advise me, so that I might redirect this message to the proper person. Thank you,

s.22(1)



Please consider the environment before printing this e-mail.

Stewart, Phoebe

From: § 22(1)
Sent: Monday, December 14, 2015 2:54 PM
To: Stewart, Phoebe
Subject: Application for Wealthshop Social Society Medical Marijuana dispensary located at 4545 W 10th Avenue (DE419872).

Re: Application for Wealthshop Social Society Medical Marijuana dispensary located at 4545 W 10th Avenue (DE419872).

I've been informed that an application has been made for a city permit for a Medical marijuana dispensary on West 10th Avenue and I am writing to you to voice my strong opinion that this permit should be denied. If I felt with any sort of confidence that the city was monitoring these 'dispensaries' to ensure that no recreational marijuana was being sold, then I would not be concerned with this permit. However, I am 100% sure that recreational sales, likely to minors, are being undertaken.

As of December 14, 2015, unless I am mistaken, the sale of marijuana is illegal in Canada. I do not support the City of Vancouver flouting federal law and allowing the sale of this substance to be sold, especially not in family retail environments such as West 10th. I am truly disgusted at how many of these shops are in operation in Vancouver - West Broadway between Alma and Burrard being a prime example. A marijuana shop was given permission to open NEXT DOOR TO A CANDY STORE at West Broadway and Macdonald which is criminal, in my opinion and I would love to hear the rationale behind that decision. I am happy to be called a NIMBY to prevent one opening on West 10th avenue, steps away from a public library and elementary schools. Please consider this my input on this development application.

Regards

§ 22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 8:30 PM
To: Stewart, Phoebe
Subject: Proposed Marijuana Dispensary

Dear Ms. Stewart,

I am writing regarding the proposed marijuana dispensary to be located at 4545 W 10th Avenue (DE419872).

We believe that marijuana should be decriminalized and legally available to adults for recreational use. But, we are disturbed to learn that a marijuana dispensary is to open next to our neighbourhood Safeway.

It is puzzling that another dispensary is needed on the west side. There are stores in nearby Kitsilano on 4th Ave and Broadway. If the demand for medical marijuana is so high that we need yet another dispensary on the West Side, we must be in the midst of a terrible health crisis!

That the Wealthshop Social Society is masquerading as a Health and Wellness store is disingenuous. They purportedly service only medical users, but realistically that market is small. These businesses can only survive by selling for recreational use. How does the City of Vancouver guarantee that these businesses are not fronts, or money laundering operations, benefiting organized crime?

I urge you to deny this application as it is extremely inappropriate. The Federal Government and the Provincial government are yet to make clear decisions regarding the legality and legitimacy of privately run stores selling "medical" marijuana, and they still have not established how the drug should be legally and safely dispensed.

Sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 5:55 PM
To: Stewart, Phoebe
Subject: medical marijuana proposed site

Dear Phoebe Stewart:

I am writing to categorically oppose the idea of putting a medical marijuana outlet s.22(1) facing the Safeway Parking lot. There are at least 3 schools within 5 minutes walking and school kids are always coming up here at their lunch hour. These places that dispense Marijuana attract the folks who are not law abiding citizens. There is plenty of evidence from *such outlets where this is sold to show that laws are NOT followed and it encourages the wrong kind of behavior and a temptation to young kids to use drugs.*

I fervently hope the City does not give a license for this in this area. And if infact this is truly for Medical use then the 4 drugs stores(outlets) in our area should be the ones selling the stuff.

Yours truly,

s.22(1)

2.

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 8:50 PM
To: Stewart, Phoebe
Subject: Development Application No.DE419872

Hello Phoebe

I would prefer to see marijuana distributed and sold by trained employees in the BC Liquor Stores.

With regard to development application # DE419872 I wondered why the store would need to be open 12 hours per day, 7 days per week. Extended hours seem to be common in the medical marijuana retail applications but other medical and health facilities have much more limited hours. Why are extended hours needed for the medical marijuana market?

The proposed shop was a barber shop in a busy shopping centre. How is the security of the proposed shop being upgraded to minimize risks associated with storing and selling this type of product?

s.22(1)



Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 8:31 PM
To: Stewart, Phoebe
Subject: proposed marijuana outlet (DE419872)

Dear Ms. Stewart,

I am writing in response to the proposed marijuana outlet to be located at 4545 W 10th Avenue (DE419872).

I was made aware of this proposal through a neighborhood friend as I have not received any notification of this through the city by any means.

As a resident of this community s.22(1) I strongly oppose this application. There exists already a multitude of marijuana dispensaries along West Broadway and West 4th which have much longer commercial strips than West 10th. As you can appreciate, the proposed location is in a very limited commercial area surrounded by a neighborhood dense with families with fewer rentals and a less transient population than Kitsilano. The proposed location is also very close to elementary schools and parks while being on the way to and from UBC - the concern being that this will become a destination for recreational users from the university, potentially affecting the quiet family oriented community that exists.

Although these dispensaries are suppose to be for medical purposes, it is obvious that the regulations by which these outlets operate are still neither clearly outlined nor enforced. And while medical clinics are few and far between in these neighborhoods, marijuana dispensaries are beginning to far outnumber them. Are these numbers so necessary?

Until the use of these dispensaries is more regulated and enforced, and until the necessity to open yet more outlets is researched and proven essential, I must urge you to please deny this application.

Thank you for your consideration.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 14, 2015 8:52 PM
To: Stewart, Phoebe
Subject: development permit DE419872 (4545 West 10th Ave, Suite 104)

Dear Ms. Stewart,

As a West Point Grey resident, I write to oppose the application for a development permit to convert the at 104-4545 West 10th Ave, currently licensed as a barber shop, to "medical marijuana-related use."

Let me begin by noting that I am personally in favour of legalizing marijuana. In the October federal election, I voted for a party that supports this position. The medical and sociological literature suggesting that legalization would deprive organized crime of a major income stream, and would allow for the regulation of quality and dosing and the more successful prevention of access by minors, is compelling. However, in the absence of legislation to regulate quality, dosing, and access, allowing the proliferation of pot shops/ smoke shops/ "dispensaries" meets none of the objectives stated by the serious (medical and scholarly, as distinct from pot activist) proponents of legalization.

At Vancouver's "dispensaries" the product dealt cannot be acquired from a licensed or regulated grower, for example, and, as a result, the supply streams are not tracked—a matter about which licensed medical growers have expressed concern: <http://www.cbc.ca/news/canada/british-columbia/vancouver-marijuana-dispensaries-selling-pot-illegally-say-licensed-growers-1.3051975>). Moreover, as recent press coverage (for example BCTV's investigation from early September, here: <http://bc.ctvnews.ca/easy-access-to-vancouver-pot-shops-ending-soon-city-councillor-1.2585676>) suggests, dispensaries have been shown to deal marijuana, in substantial quantities, to those lacking prescriptions. Some dispensaries have also been shown, in documented cases (such as this one reported by the CBC: <http://www.cbc.ca/news/canada/british-columbia/vancouver-marijuana-dispensaries-differ-on-rules-for-who-can-buy-pot-1.3059432>), to those lacking genuine proof—or perhaps any proof—of having reached the age of majority.

As a parent, I'm made uneasy by the idea that my elementary-school-aged child, who travels through the neighbourhood, including Point Grey Village, unaccompanied, on foot or on a bicycle or scooter, will encounter the people who are drawn to such a business: a business, after all, that sells a still-illegal product and one provided in a form elusive of quality control; in short, sellers and customers alike who are willing to flagrantly break the law in pursuit, respectively, of profits and intoxicants. I find the law prohibiting marijuana consumption silly; I hope it will be changed soon, as the government promised during its campaign. But, for the present, I am very uncomfortable with the proposed presence, in my neighbourhood, of a business that is premised on flagrant public lawbreaking. Moreover, customers of dispensaries often seem to try out the product before leaving the area. (I walk and cycle in Kitsilano, where there are, in some neighbourhoods, more than one of these businesses per block, and I often see smokers right outside, or smoking as they walk away, to cars or homes.) No one knows how much THC such a smoker is consuming in marijuana from an unregulated dispensary, supplied by an unlicensed grower. When the smoker drives away, as such smokers seem often to do, he or she is, in an intoxicated state, endangering children and others on the streets.

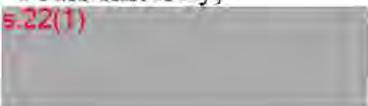
This set of circumstances seems especially likely to apply to the proposed "medical marijuana" business at 4545 West 10th. Let me explain:

- Very few West Point Grey businesses are open much beyond 7 p.m. Those that are include Safeway (open to midnight) and Liberty Wine Merchants (open to 10 p.m. Tuesday through Saturday), both in the 4500 block, Kaboodles Toy Store (open to 9 p.m. on Fridays only), in the 4400 block, Dentry's Irish Grill, in the 4400 block (open to 1 a.m.), and the Enigma Restaurant, in the 4300 block (open to 11 p.m.)
- Though Safeway and Liberty cater to people arriving by car, they share a large surface-level parking lot, meaning that street activity is kept to a minimum. Moreover, no intoxicants are consumed on or near the premises of either business, meaning that any drivers will arrive and leave the premises sober.
- Enigma is family-oriented and does an overwhelmingly neighbourhood trade. The four-car parking lot behind it is usually empty; there is always plenty of available street parking around it. Dentry's Irish Grill is more tavern-like, though also restaurant licensed. Though it keeps later hours, it too is patronized largely by neighbourhood residents—as the low numbers of cars arriving to and leaving from the street spaces that are the only available parking clearly demonstrates.
- It's difficult to imagine, in the West Point Grey neighbourhood, which is a mix of middle-aged and elderly residents (52% over 40, according to the city's 2006 figures) with young families, that residents of the immediate neighbourhood arriving on foot could, on their own, sustain a business dealing in illegal intoxicants, as the proposed dispensary would be. Nor, I suspect, does the applicant for this development permit imagine such a circumstance. Rather, the business plan must be to attract a UBC-oriented clientele, which would mean crowds and cars (including those driven by people who have consumed drugs) arriving at hours to which the neighbourhood—in which most businesses, especially those selling intoxicants, are patronized by neighbours on foot—is unused, and to which it is unsuited.

Please don't allow an illegal dispensary to open in Point Grey.

Yours sincerely,

5.22(1)



Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 15, 2015 11:37 AM
To: Stewart, Phoebe
Subject: DE419872

I am not in favour of this proposal until Vancouver police, Vancouver city Hall, the Provincial Government and the Federal Government have agreed to new rules and proper invigilation of the established rules. I am more in favour of letting LCB sell this product. At least they would observe age restrictions for use, and ensure no smoking of the product on the premises

As I have smelt from other medical marijuana stores.

s.22(1)

Sent from my iPad

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 15, 2015 10:44 AM
To: Stewart, Phoebe
Subject: Re: Development Application No. DE419872

Hi Phoebe,

We strongly oppose the change of use from Barber Shop to Medical Marijuana-Related use for property at 4545 West 10.

It will have adverse effect on this neighbourhood of families and young children.

Thank you for your attention,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 15, 2015 4:35 PM
To: Stewart, Phoebe
Subject: RE: 4545 West 10th Avenue - DE419872 - Comment
Attachments: Letter to City of Vancouver - Marijuana.pdf

Hi Phoebe,

I'm sending this letter to you on behalf of s.22(1) who live in the Point Grey Area. I am submitting this letter to you as suggested on the notification of changing the Barber Shop to a Medical Marijuana-Related Use. I will also submit this letter in the mail as well.

Thank you and feel free to contact s.22(1)

Kind Regards,

s.22(1)



Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 15, 2015 4:24 PM
To: Stewart, Phoebe
Subject: Re: 4545 W 10th Development Application

Thank you for the follow up. s.22(1)

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Stewart, Phoebe
Sent: Tuesday, December 15, 2015 4:04 PM
To: s.22(1)
Subject: RE: 4545 W 10th Development Application

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you have any further questions please don't hesitate to contact me.

Best Regards,

P h o e b e S t e w a r t

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

🌱 Please consider the environment before printing this email

From: s.22(1)
Sent: Tuesday, December 15, 2015 3:35 PM
To: Stewart, Phoebe
Subject: 4545 W 10th Development Application

Dear Ms. Stewart:

I am writing to voice my opposition to the application for leave to open a Medical Marijuana Store at this location.

s.22(1)

Families with children frequent the building for professional visits to the Dental, Psychology and Chiropractic Clinics. The proposed venue abuts directly onto the one and only entrance these legal health care spaces.

Furthermore the retail space in question is quite small and it would not be unreasonable to expect overflow patrons of the proposed venture to spill over into the main entryway thus making contact with vulnerable individuals (children) a likely occurrence which from my understanding of the regulations is a contraindication to approval.

Yours sincerely,

s.22(1)

A rectangular grey box redacting the signature of the sender.

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 15, 2015 4:56 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Re: 4545 W 10th Development Application
Attachments: IMG_20151215_060458.jpg

Dear Ms Stewart: one further note on this file. I am attaching pictures of the proposed premises. The applicant has already installed signage. I find this to be presumptuous behaviour on their part and indicative of their business practices going forward. I strongly recommend denial of this application.

Respectfully,

s.22(1)

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Stewart, Phoebe
Sent: Tuesday, December 15, 2015 4:04 PM
To: s.22(1)
Subject: RE: 4545 W 10th Development Application

s.22(1)

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If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

🌱 Please consider the environment before printing this email

From: s.22(1)
Sent: Tuesday, December 15, 2015 3:35 PM
To: Stewart, Phoebe
Subject: 4545 W 10th Development Application

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s.22(1)

Families with children frequent the building for professional visits to the Dental, Psychology and Chiropractic Clinics. The proposed venue abuts directly onto the one and only entrance these legal health care spaces.

Furthermore the retail space in question is quite small and it would not be unreasonable to expect overflow patrons of the proposed venture to spill over into the main entryway thus making contact with vulnerable individuals (children) a likely occurrence which from my understanding of the regulations is a contraindication to approval.

Yours sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 15, 2015 10:26 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Pot Shop West 10th

Ms Stewart,

I have just become aware from a family member in the neighbourhood that there is a proposal for a pot shop to open on 10th Ave in West Point Grey. I strongly oppose this idea. This is a quiet neighbourhood business district that is frequently visited by children and older adults. There are quite a few pot shops already located very close to this area and they are located all along Broadway St. If the applicant is trying to target the University student population, I strongly suggest that this individual(s) think about something closer to the University.

Although these shops are proposed to support individuals with medicinal needs, I highly doubt so many shops could prosper with only this population buying the goods. I believe a shop like this could potentially attract individuals looking for marijuana for other purposes other than medical treatment. With so many schools within 1-3 km of the West Point Grey district I fear that our children who frequent the neighbourhood stores may not understand the controversy surrounding the existence of these shops and believe that it is an acceptable store to visit since it is located so conveniently beside the toy store and the public library.

Please do not accept this application.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 4:43 AM
To: Stewart, Phoebe
Subject: Comments Application DE419872
Attachments: PG - MM Shop.pdf

Please see attached.

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 9:10 AM
To: Stewart, Phoebe
Subject: Development Application no. DE419872
Importance: High

Dear Ms. Stewart,

I have been a resident in the West Point Grey neighbourhood for the past s.22(1) And I commonly shop on West 10th Avenue. It is with profound disgust and disappointment that I am writing to oppose the application by Wealthshop Social Society to establish a marijuana shop at 4545 West 10th Avenue. It should be clear to you and all other regulators at City Hall that this kind of business is not just for the purpose of selling 'medical marijuana'. It is regrettably, an apparently legal means of selling recreational drugs. And it should also be clear to you and all other regulators that promotion of marijuana at a storefront will only tempt the many vulnerable children and adolescents in our neighbourhood to use marijuana. As a physician, I am well aware that use of marijuana is associated with development of mental illness and with addiction to other 'harder' drugs, to say nothing of the lung and heart disease that is also associated with marijuana use. This is a common trajectory in marijuana users and it can be avoided by avoiding the promotion of this product.

I strongly urge you and the other regulators to stop this application so that we can preserve the health of our citizens, especially our vulnerable younger citizens, and keep our neighbourhood free of this avoidable hazard. Thank you,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 9:58 AM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Fwd: PROPOSED POT SHOP ON WEST 10th, DEADLINE FOR COMMENT DEC 21st

Dear Ms. Stewart,

I am forwarding this letter written by my neighbour. My husband and I are also not in favour of this pot outlet going into 4545 West 10th, nor anywhere else along the 10th Ave corridor.

Regards,

s.22(1)

s.22(1)

Begin forwarded message:

From: s.22(1)
Date: December 16, 2015 at 9:35:02 AM PST
To: s.22(1)
s.22(1)
Cc: s.22(1)
s.22(1)
s.22(1)
Subject: Fwd: PROPOSED POT SHOP ON WEST 10th, DEADLINE FOR COMMENT DEC 21st

Just passing this on from a fellow neighbour.
Did you hear about this? Please read below...

Begin forwarded message:

Hi,

I am forwarding this to all of you in case you have not heard about the development application to change one of the barber shops on West 10th to a marijuana dispensary. I did not receive the postcard notification sent by the city and so was unaware of this until someone forwarded it to me as the pdf attached to this email.

Below is the letter I sent to phoebe.stewart@vancouver.ca in response to this application.

The deadline for submitting a response is December 21st. Please consider writing something, or using what I have already written, to let the city know how you feel about this proposal.

Thanks

s.22(1)

Begin forwarded message:

From: s.22(1)
Date: December 14, 2015 at 2:01:13 PM PST
To: phoebe.stewart@vancouver.ca
Subject: Application DE419872

Dear Ms. Stewart,

I am writing in response to the proposed marijuana outlet to be located at 4545 W 10th Avenue (DE419872).

First I would like to say that although I live within s.22(1) of this proposed development, I only heard about it through a neighbour who lives s.22(1) to this site. Our home never received any notification from the city. If this process is truly meant to get feedback from the community I would suggest that notice should have been sent to residents in a much larger area. This retail strip is not a destination, it truly serves those who live in this community which I would argue stretches from at least West 4th to West 16th, and from Blanca to Alma Streets.

The commercial stretch of West 10th Avenue consists of quiet, family friendly shops and services. This includes both a toy store and a public library which attract a large number of children to the street. Students from Queen Mary Elementary and West Point Grey Academy regularly have lunch on 10th. Three other schools are also within easy walking distance (Jules Quesnel, Queen Elizabeth Elementary and Lord Byng High School).

Given the fact that so many children frequent the street, I question the suitability of a 'pot shop' opening in this location. There are at least 3 of these businesses already located along West Broadway within easy travel distance. As a result, denying this application would not unduly inconvenience any of its potential clientele.

In addition, the people making this application obviously know nothing about this neighbourhood. Their proposed hours are much longer than the rest of the retail businesses along this stretch. Most of the retailers in this area are closed in the evenings and on Sundays. This in and of itself shows the applicant has little regard for the nature of the neighbourhood where they wish to set up shop.

Finally, as a 'pass through' neighbourhood for people traveling to and from UBC there is also a risk that our community will become a destination for young recreational users from the University. Although these stores purportedly service

only medical users, realistically that market is extremely small. These businesses can only survive by selling for recreational use.

I urge you to deny this application as it is extremely inappropriate for our quiet, family neighbourhood.

Regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 9:32 AM
To: Stewart, Phoebe
Subject: In response to proposal of medical marijuana outlet at 4545 W. 10th Ave DE419872

Dear Ms. Stewart

I would like to echo the letter below sent by a fellow neighbour, speaking against the proposal of the dispensary along our local W. 10th shopping area.

In particular, I would like to reiterate the family presence along that corridor - children frequenting the library, toy shop, and teenagers from several schools accessing the restaurants at lunch.

I have been greatly dismayed to see the number of dispensaries popping up within a block or so of each other along W. Broadway and agree with s.22(1) that these are easily accessible and are questionably able to support themselves in the long run without accessing a recreational market. We do not need another dispensary in our local neighbourhood. Please consider the feelings of the community as you come to this decision.

Thank you,

s.22(1)

Dear Ms. Stewart,

I am writing in response to the proposed marijuana outlet to be located at 4545 W 10th Avenue (DE419872).

First I would like to say that although I live within s.22(1) of this proposed development, I only heard about it through a neighbour who lives s.22(1) to this site. Our home never received any notification from the city. If this process is truly meant to get feedback from the community I would suggest that notice should have been sent to residents in a much larger area. This retail strip is not a destination, it truly serves those who live in this community which I would argue stretches from at least West 4th to West 16th, and from Blanca to Alma Streets.

The commercial stretch of West 10th Avenue consists of quiet, family friendly shops and services. This includes both a toy store and a public library which attract a large number of children to the street. Students from Queen Mary Elementary and West Point Grey Academy regularly have lunch on 10th. Three other schools are also within easy walking distance (Jules Quesnel, Queen Elizabeth Elementary and Lord Byng High School).

Given the fact that so many children frequent the street, I question the suitability of a 'pot shop' opening in this location. There are at least 3 of these businesses already located long West Broadway within easy travel distance. As a result, denying this application would not unduly inconvenience any of its potential clientele.

In addition, the people making this application obviously know nothing about this neighbourhood. Their proposed hours are much longer than the rest of the retail businesses along this stretch. Most of the retailers

in this area are closed in the evenings and on Sundays. This in and of itself shows the applicant has little regard for the nature of the neighbourhood where they wish to set up shop.

Finally, as a 'pass through' neighbourhood for people traveling to and from UBC there is also a risk that our community will become a destination for young recreational users from the University. Although these stores purportedly service only medical users, realistically that market is extremely small. These businesses can only survive by selling for recreational use.

I urge you to deny this application as it is extremely inappropriate for our quiet, family neighbourhood.

Regards,

s.22(1)

12
Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 4:15 PM
To: Stewart, Phoebe
Subject: west 10th marijuana dispensary proposal

Dear Ms Stewart,

I just learned of the proposal of a medical marijuana dispensary on west 10th. It seems there are enough dispensaries on Broadway (like every other block) to support all of Point Grey and Kitsilano. I would rather see more cafes that are community oriented for the whole community rather than a dispensary whose clientele are small section of the community.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 3:00 PM
To: Stewart, Phoebe
Subject: Development Application No. DE 419872 4545 West 10th Avenue, Vancouver BC

Dear Ms Stewart:

I am writing to express my strong objection to the subject development permit application to change of use from Barber Shop to Medical Marijuana Use located at 4545 West 10th Ave, Vancouver BC.

There are several reasons why I object to this application as follows:

Firstly, our family has lived in the Point Grey area s.22(1) and are frequent users of this commercial area, including Safeway, and Point Grey drycleaners. This busy commercial area is regularly frequented by families with young children, youth and teenagers from nearby schools (Queen Mary Elementary, Jules-Quesnel Elementary, Queen Elizabeth Elementary, West Point Grey Academy, Lord Byng Secondary, and our Lady of Peptual Health). I know while raising s.22(1) we would frequently send them up to the grocery store on 10th on their own or with friends knowing that all of the businesses were safe, legal and selling regulated products. I truly believe that having a business that sells an unregulated substance in a commercial area that is frequented by so many families is an incompatible use.

Secondly, I strongly object to the fact this business has already installed an awning and store signage as if this application will be approved 'carte blanche'. It makes a farce of the whole development application process when a controversial business such as this chooses to locate in a well established family neighbourhood and sets up shop prior to getting approval. It is very presumptuous and I object to the City allowing them to do this.

Thirdly, I believe that this location may not fully meet the City's bylaw. At one time there was an alternative school/ and perhaps daycare located at West Point Grey United Church located at 8th and Tolmie, as well there are community and possibly daycare facilities located at West Point Grey Baptist Church and St Helens Anglican Church.

In summary, I strongly object to this development application as I do not think it is a compatible use for a family oriented neighbourhood.

Sincerely,

s.22(1)

Stewart, Phoebe

From: 5.22(1)
Sent: Wednesday, December 16, 2015 4:19 PM
To: Stewart, Phoebe
Subject: Development application 4545 West 10th Ave

Dear Ms. Stewart,

I write to raise concerns about the marijuana dispensary proposed for #104-4545 West 10th Avenue. I'm sure that many objections will be raised to the very idea of a dispensary; I will admit that as the parent of a near-teen child in the neighbourhood, having no dispensary in the family-oriented shopping areas of Point Grey Village seems the best option, particularly given that **there are at least two already located within easy travel distance** at the far west end of both Broadway and 4th Ave. Those with genuine need of medical marijuana already have easy access, directly served by Translink.

Locating a dispensary on the last edge of Vancouver before the unincorporated area of UBC risks **making this quiet residential neighbourhood a drive-though destination for recreational drug users** (and do let's not pretend that there are enough genuine medical users to make the shop economically viable).

If the city is going to endorse marijuana, it should be sold by businesses with a clear sense of medical legitimacy and that will work to fit into the community. Thus my second concern is with **the proposed operators**. Jesse Rice-Jones appears to have no formal education or professional qualification in medicine, in alternative medicine, or in business. It would appear instead that he comes from a background as a mixed martial arts fighter and "motivational speaker," operating under a business license that incorporated apparently specifically to sell marijuana only in late August of 2015. I can find no business history (or even an online presence) for Wealthshop Social Society or its named operators. The unfortunate choice of corporate name makes rather clear the financial rather than healthcare-related motivations behind this application.

Until marijuana sales are formally legalized federally, marijuana sales will be stuck to some degree on the edges of the illegal drug trade; this circumstance makes it that much more necessary that **those granted permits to sell marijuana have the actual training and professional qualification to provide a legitimate and important medical service to those with genuine medical need**. My research into this application has revealed no evidence of Mr Rice-Jones or Wealthshop's having the professional associations or the significant amount of legitimate financial backing required to maintain the dispensary as a secure, professional medical space that will ensure the maintenance of the family-centered community around the proposed site, proximate to the community's grocery store, banks, and public library, as well as family-oriented small businesses, including a toy store only 100 meters away. I note also the **children's playground at Trimble Park, the Montessori school at 4405 West 8th Ave, and West Point Grey Academy and Queen Mary School, all located within three walking blocks, and Our Lady of Perpetual Help** just beyond that. Children from these latter three schools routinely walk through the safe streets of West Point Grey unaccompanied on their way home from school and during lunch breaks. All of the regulations attached to locating marijuana dispensaries away from schools may technically be met in this application by a few metres, but the spirit and child-protection goals are not: in this location, large numbers of children and adolescents will routinely be proximate to the site, often unsupervised, given that the proposed location is on the western edge of one of the most school-dense square kilometers in the city.

Again, I oppose the proposal on the basis of location, but I will note that the community might be more willing to accept a discreet, clearly medical site operated by an actual MD during appropriate medical office hours. No one in our community will do anything but protest a fluorescent-lit cannabis leaf announcing open pot sales, especially at the **proposed hours of 10am to 10pm seven days per week**. If any dispensary proposal is granted a permit, it seems important that it meet the standards of the community and the local business association. In the Point Grey Village, most businesses are not open Sundays except during the holiday season, and nearly all businesses—including the two pharmacies—operate on the standard schedule of 10am to 5 or 6pm. I would hope that any dispensary would be required under licensure to operate only during the normal retail business hours of the community.

I hope that the City of Vancouver will reject this application.

With best wishes,

s.22(1)

A rectangular grey box redacting the signature of the sender.

12
Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 7:01 PM
To: Stewart, Phoebe
Subject: pot dispensary

Please note, I am fully opposed to the pot dispensary that is planned for west 10th avenue.

We live at s.22(1)

thank you

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 6:24 PM
To: Stewart, Phoebe
Subject: Development Application No. DE 419872

Dear Ms. Stewart,

I'm writing to express my concern for Development Application No DE 419872 "Wealthshop Social Society" at 4545 West 10th Ave.

As you know, the City of Vancouver regulations specify that marijuana-related businesses should not operate within 300 meters of schools, community centers, neighborhood houses, youth facilities that serve vulnerable youth or other marijuana-related businesses.

I would ask your staff to consider including Vancouver Public Library branches in the area exclusion list, because most VPL branches run many programs for youth, similar to those run in our Community Centers and Neighborhood Houses. The VPL branches serve many vulnerable youth throughout our city.

1. The Vancouver Public Library branch at 4480 West 10th (**100m from the proposed establishment** - diagonally, just across the street) runs many programs for youth year-round including: Summer reading programs for youth, Family story times, Toddler Readings, a Teen Reading Group, and a Reading Buddy program. And if you walk into the library late any afternoon, you'll see it is also used by students doing homework or meeting with tutors - our youth informally using the facilities of the Library. These VPL programs support vulnerable youth in our neighborhood.

2. s.22(1) and many girls in our neighborhood are members of Girl Guides of Canada. Girl Guides of Canada holds the following weekly meetings in West Point Grey United Church at 4595 West 8th Ave (**195m from proposed establishment**)

36th Vancouver Brownie Unit meets Mondays at 5:15-6:45pm (girls aged 7-8)
35th Vancouver Guide Unit meets Mondays 7-8:30pm (girls aged 9-11)
30th Vancouver Brownie Unit meets Tuesdays at 5:30-7pm (girls aged 7-8)
44th Vancouver Guide Unit meets Tuesdays 6:30-8:00 (girls aged 9-11)

Girl Guides of Canada holds the following weekly meeting in the West Point Grey Presbyterian Church at 4397 West 12 Ave (**340 m from proposed establishment**)

2nd Vancouver Sparks Unit meets on Tuesdays 5:30-6:30pm (girls aged 5-6)
34th Vancouver Guide Unit meets on Tuesdays 6:30-8:00pm (girls aged 9-11)

A number of these weekly meetings involve outdoor activities in the vicinity of the proposed pot shop: The girls learn wilderness and navigation skills: using camp stoves, compasses and GPSs, and often go on short hikes in the neighborhood with their backpacks loaded with camping gear, in order to prepare for their weekend camp trips.

I'm providing you with a link to verify meeting locations for these Girl Guides youth organization meetings: https://register.girlguides.ca/web/OnlineReg/Unit_Search/OnlineReg/UnitSearch.aspx
- these Guiding programs support vulnerable youth in our neighborhood

3. ~~§ 22(1)~~ and many youth in our neighborhood are members of Scouts Canada
The following Scouts Canada troop meets in the Point Grey Baptist Church at 4509 West 11th Ave (**90 m from proposed establishment**):

29th St Helen's Beavers troop meets Mondays 6:45-7:45pm (kids aged 5-7)

The following Scouts Canada troops meet in the in St Helen's Anglican church at 4405 West 8th Ave (**290 m from proposed establishment**):

29th St Helen's Cubs troop meets Wednesdays 7-8:30pm (kids aged 8-10)

29th St Helen's Scouts troop and Venturers troop combine and meet Mondays 7:00-8:30pm (youth aged 11-14, and 14-17)

29th St Helen's Rover troop meets Wednesdays 7-8:30pm (youth aged 18-26)

As for the Girl Guides, a number of these Scouts, Venturers and Rovers meetings often involve outdoor activities in the vicinity of the proposed pot shop: The kids learn wilderness and navigation skills: using camp stoves, compasses and GPSs, and often go on short hikes in the neighborhood with their backpacks loaded with camping gear, in order to prepare for their weekend camp trips.

I'm providing you with a link to verify meeting locations for these Scouts youth organization meetings: https://www.myscouts.ca/ca/netforum_locator/search
- these Scouts programs support vulnerable youth in our neighborhood

4. Trimble Park, formally known as West Point Grey Park (corner at 8th and Trimble) is **325m away from the proposed pot shop**, as the crow flies.

This is slightly outside the pot shop exclusion zone, but this park is used by so many of our youth each week - it is a serious concern.

Neighbourhood children frequent Trimble Park, and as you know, in summer West Point Grey Community Center staff run organized games, sports, crafts and supervise the wading pool all summer long, Mondays-Saturdays. Community Center staff run several movie nights and picnic gatherings at Trimble Park as well. These summer programs are part of the community center programming, and hence the pot shop is too close to this community center programming at Trimble Park. These programs are VERY popular with families in the neighbourhood.

Also I encourage you to visit Trimble Park any day without rain and you'll likely see dozens of kids using the park: Some with their families and others aged 10 and up just with their friends. They use the playground, 4 tennis courts, 2 soccer fields, 2 basketball courts and baseball diamond.

There are well-maintained washrooms at the park, fabulous caretakers in the park cottage, so kids often spent hours at the park, which parents consider a safe play-area for kids and teenagers.

* all distances measured using Google Maps measuring tool.

So I encourage you to deny this application for a pot shop, which will be much too close to meeting places of many vulnerable youth in our community.

Sincerely,

s.22(1)

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

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 8:39 PM
To: Stewart, Phoebe
Subject: 4545 West 10th Avenue - DE419872

Dear Ms. Steward,

As a resident of West Point Grey I wish to voice my vehement opposition to the opening of a Marijuana store on West 10th Avenue.

There are many schools in the area and I think such a store is much too close to these schools. There are dozens of young children who walk along West 10th every day who do not need to be near a pot shop. Also, being so close to the university, I would image an influx of marijuana smoking students lighting up in our neighbourhood. This is absolutely unacceptable.

Also, as the s.22(1) I cannot accept the premise that Marijuana is harmless. s.22(1)
s.22(1) lose all ambition, reliability and interest in his family as he lost focus on his life and walked around in a fog.
I will never condone such a store in the area in which I live.

Your sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 16, 2015 7:30 PM
To: Stewart, Phoebe
Subject: Objection to 4545 WEST 10th MEDICAL MARIJUANA SHOP

Ms Stewart

My spouse & myself want to voice our extreme concern & objection to this proposed marijuana shop . There are other marijuana shops located in close proximity on Broadway & also on 4 th Ave . Clients can use these locations . 4545 W 10th is within a few blocks walking distance of 3 elementary schools & 1 high school . Also day care centres . They are proposing staying open until 10 pm 7 nights a week . Other merchants on 10 th close by 6 PM . Safeway is one of the only merchants open late . Other than 10 th Ave , this is primarily a residential neighbourhood . We are already inundated with UBC students parking their cars in our neighbourhood to avoid paying parking at UBC . This business is not going to bring shoppers to Point Grey Village or in any way contribute to the quality of life of Point Grey Residents . It will only denigrate the neighbourhood . We pay some of the cities highest taxes for our homes. Please respect the wishes of the residents whose tax dollars pay city hall salaries.
NO TO THE MEDICAL MARIJUANA SHOP AT 4545 West 10 Ave!!!!

Sincerely

s.22(1)



West Point Grey Academy
Shaping lives of inquiry, action and joy

December 9, 2015

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

Re: 4545 West 10th Avenue, Suite 104
Development Application Number DE419872

Dear Ms. Stewart:

Further to the City of Vancouver's letter dated December 4, 2015, please accept this letter as West Point Grey Academy's statement of opposition to the development permit application DE419872 from Wealthshop Social Society to change the use of the existing barbershop at 4545 West 10th Avenue to medical marijuana use.

As a school located at 4125 West 8th Avenue, we, along with Our Lady of Perpetual Help School and Queen Mary Elementary School, are less than one kilometre from 4545 West 10th Avenue. We have 942 students in junior kindergarten to grade 12, and many students in higher grades (ages 15–18) are permitted to walk unsupervised to West 10th Avenue at lunch to frequent the restaurants in the immediate vicinity of 4545 West 10th Avenue. Students ages 8 years and older also walk in this area after school.

Children and youth are particularly vulnerable to alcohol and drug use. Although we appreciate that the seller intends to sell marijuana to those ages 19 years or older, we are concerned that our students may be exposed to marijuana purchased from the seller.

In an effort to keep our students and neighbouring children safe, we ask that this development application be denied in favour of a location not frequented by children of all ages during its operational hours.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

Tam Matthews
Head of School
tmatthews@wpga.ca

Michael McBride

From: Aila Karpio, PGVBA [info@pointgreyvillage.com]
Sent: Monday, December 21, 2015 3:06 PM
To: 'Michael McBride'
Subject: FW: 4545 W 10th Ave - DE419872

Hello Phoebe,

This is to inform you that the Point Grey Village Business Association is not in favour of the following with regards to Unit 104, 4545 West 10th Avenue:

- the change of use from Barber Shop to Medical Marijuana-Related use; and
- the proposed operating hours Monday to Sunday from 10 a.m. – 10 p.m.

Please contact the directors if you would like to discuss the BIA's point of view further.

On behalf of the Point Grey Village BIA's Board of Directors

Aila Karpio
Executive Director
Point Grey Village Business Association
T: 604.731.5735
www.pointgreyvillage.com

S.22(1)

President

Our office is closed until January 4, 2015



From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]
Sent: 10-Dec-15 14:40
To: info@pointgreyvillage.com
Subject: 4545 W 10th Ave - DE419872

To whom it may concern:

We have received a Development Application from Wealthshop Social Society to provide a change of use from Beauty Salon to Medical Marijuana-Related Use in this existing mixed-use building at 4545 W 10th Ave, Unit 104.

NA
AGAINST

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 12:01 PM
To: Stewart, Phoebe
Subject: Marijuana shop on West 10th

Hello Phoebe,

Please please do not allow a Marijuana shop to set up in the Safeway parking lot in West Point Grey. I really object to this, as it will change our village environment radically. We have a vibrant, close neighbourhood with lots of young families and children, the last thing that we need is a pot shop here in the centre of everything. Plus, the odour from these stores is very unpleasant, pretty awful to allow them so close to a food store. I have no objection to anyone smoking pot, but I don't understand why you allowing these stores to proliferate all over the city. If and when one pops up in the Safeway parking lot, then for sure someone else will want to open one further down the street. close to Trimble, which is close to our school and the neighbourhood school. If the idea is to supply pot for the students why not encourage someone to set up in the UBC Village. It makes no sense. How many do we need?

Medical Marijuana has an important place in modern medicine, but we all know that that is not what these stores are all about. Illegal prescriptions are easy to obtain and most of the marijuana purchased from these stores is for recreational use.

All kinds of children's groups including the Brownies, fundraise by selling their cookies and chocolate almonds, outside Safeway. What kind of example is it for them to see people hanging around a Marijuana shop buying and smoking their joints.

Thank you for your attention,

s.22(1)



12
Stewart, Phoebe

From: S.22(1)
Sent: Saturday, December 12, 2015 8:18 PM
To: Stewart, Phoebe
Subject: Development Application No.419872
Attachments: Marijuana Dispensary Development Letter.pdf; ATT00001.txt

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 12, 2015 7:50 PM
To: Stewart, Phoebe
Subject: Development Application NO. DE419872
Attachments: Marijuana Dispensary Development Letter.pdf

NA
AGAINST.

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 10:36 AM
To: Stewart, Phoebe
Subject: Development Application No. DE419872

I am against this change of use application. A Marijuana shop in a small shopping center which primarily serves residents of the area is inappropriate, particularly in view of the fact that the federal government has promised to legalize marijuana. I do not trust any claims that the clientele will be respectable and law-abiding. s.22(1) rejected a request for such a use in our premises some time ago in order to keep our neighbourhood acceptable.

s.22(1)

NA
AGAINST

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 10:17 AM
To: Stewart, Phoebe
Subject: Development Application DE419872

Dear Ms Stewart,

I am writing this letter to voice my objection to the development application for a Medical Marijuana store to be located at 4545 West 10th.

In view of the recent announcement that the B.C. Government Service Employees' Union along with B.C.'s private liquor stores will be asking for permission to sell and regulate the use of medical marijuana I think this application should be denied.

The province's liquor store network has a solid track record for selling alcohol in a socially responsible manner. There are already a number of medical marijuana stores located a mile away in the 3400 blocks of Broadway and West 4th Avenue.

Regards

s.22(1)

NA
AGAINST

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 10:00 AM
To: Stewart, Phoebe
Subject: Reconsider approval for Development Application No. DE 419872

Dear Phoebe Stewart,

Thank you for receiving this email message asking for the Director of Planning to reconsider the final approval of the Development Application No DE 419872 Wealthshop Social Society at 4545 West 10th Ave.

1. Please make children and youth a priority in Vancouver and in our neighbourhood

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. The voices of our children and youth are not registered in this application and so as a child and youth advocate I have to argue that it is not in our children's interests to have a shop selling marijuana in this neighbourhood.

<http://www.unicef.ca/en/article/child-well-being-in-rich-countries-a-comparative-overview>

<http://www.theglobeandmail.com/news/national/canadian-teens-lead-developed-world-in-cannabis-use-unicef-report/article11221668/>

<http://www.cbc.ca/news/canada/canada-lags-on-childhood-well-being-unicef-says-1.1307461>

2. Please consider the proximity of the shop to children's activities and services

A shop with a name like "Wealthshop Social Society" with unsuitable opening hours (10am to 10pm) is in fact **75 meters in proximity** to the Point Grey Vancouver Public Library Branch which as you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club.

After school activities are offered to children at Dojang Martial Arts located at 4458 West 10th which is **150 meters** from the proposed marijuana shop.

A popular toystore, Kaboodles is located at 4449 West 10th, **170 meters** from the marijuana store.

3. Please consider that there is no drug counseling service to provide accurate information to youth near the marijuana shop

The location is as close as possible to the university student market as the location of the marijuana store is close to the bus stop for the No. 99 bus into UBC campus.

There is however, no drug counseling service in the neighbourhood to provide information on the addictive nature of cannabis use.

4. Please consider that in communicating to the community about this development application that the neighbourhood was not uniformly informed

The request for community input was not uniformly communicated. Some of my neighbours who live even closer to 4545 west 10th did not receive this notice.

Schools, pre-schools, churches and family centered services were not informed. How exactly are streets and businesses informed of this development application? How does the city decide where to distribute the notices?

s.22(1)

A small rectangular grey box redacting a line of text.

s.22(1)

A large rectangular grey box redacting a paragraph of text.

NA

AGAINST.

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 8:57 PM
To: Stewart, Phoebe
Subject: Development Application #DE419872

Dear Phoebe:

I am writing to you with regard to the application to open a medical marijuana business at 4545 West 10th Avenue.

I am in the unique position of being a s.22(1)
s.22(1)

I do not believe that a business of this type is going to add to the value of the West 10th business district. There are already numerous businesses of this nature operating in nearby Kitsilano without adding another. Considering the property taxes that the business pays and the taxes I pay for my home, I believe that this will be detrimental to the neighbourhood.

The hours of operation are also an issue, there are a number of residences above the retail businesses in our neighbourhood, I don't think those tenants want to have a 12 hour a day, seven day a week operation such as this close to where they live.

There is an elementary school, Queen Mary, close by as well as Lord Byng High School.

If you wish to discuss this any further, do not hesitate to contact me at work at s.22(1)

Sincerely,

s.22(1)

Sent from my iPad

NA
AGAINST.

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 8:50 PM
To: Stewart, Phoebe
Subject: Development application no,de419872 4545 West 10th Avenue

I am opposed to a marijuana outlet at 4545 West 10th Avenue.

I believe we should have a moratorium on medical marijuana licenses until we learn what the Federal Government plans are. Medical marijuana outlets will want to distribute recreational marijuana when it becomes legal. I would not like to see an abundance of marijuana outlets in neighborhoods. I feel when marijuana becomes legal, it should be sold in government liquor stores.

Submitted by,

s.22(1)

Stewart, Phoebe

NA
AGAINST
VSE

From: s.22(1)
Sent: Wednesday, December 09, 2015 11:23 AM
To: Stewart, Phoebe
Subject: Re: Development Application No DE419872 - 4545 west 10th ave (suite 104)

s.22(1)

Thanks,
s.22(1)

Sent from my iPhone

On Dec 9, 2015, at 10:22 AM, Stewart, Phoebe <Phoebe.Stewart@vancouver.ca> wrote:

Good Morning s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you wouldn't mind providing your address it helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.

If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct: 604.673.8445
email: phoebe.stewart@vancouver.ca

🌱 Please consider the environment before printing this email

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

From: s.22(1)
Sent: Tuesday, December 08, 2015 5:52 PM
To: Stewart, Phoebe
Subject: Development Application No DE419872 - 4545 west 10th ave (suite 104)

I wanted to let you know that we oppose the application for a Medical Marijuana store at the above location. There are dozens of medical marijuana stores in Vancouver - Vancouver certainly does not need any more. With this being a family neighbourhood with multiple schools and a large park close by, we think this proposal should be rejected.

Respectfully yours,

s.22(1)

Sent from my iPad

NA
AGAINST
HOURS.

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 11:00 AM
To: Stewart, Phoebe
Subject: Re: 4545 West 10th Avenue - DE419872

Ms Stewart... our address as follows: s.22(1)

B.C., V6R 4M1

Thanks for you acknowledgement... s.22(1)

On 2015-12-09, at 10:22 AM, Stewart, Phoebe wrote:

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you wouldn't mind providing your address it helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.

If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | Planning & Development Services | City of Vancouver

direct: 604.673.8445

email: phoebe.stewart@vancouver.ca

🌐 Please consider the environment before printing this email

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

From s.22(1)

Sent: Tuesday, December 08, 2015 4:21 PM

To: Stewart, Phoebe

Subject: 4545 West 10th Avenue - DE419872

The only concern is bringing in a new user for retail of medical marijuana, a feature with no experience of such a site anywhere in this general neighbourhood.

We trust proper safeguards are to be in place for daytime commerce.

To have this outlet open until 10:00pm every day of the week is to grant almost exclusive focus on an additional four hours open access after 6:00 pm normal closing hour for other retail outlets. It gives exclusive post-business 4 hours opening to marijuana in the block, and apart from food outlets, an otherwise calm commercial scene. There seems to be no reason this user should have an extra 4 hours daily since it sells product and is not a user site like coffee etc.

The change in parking to allow stop-in for several cars emphasizes the short term use of the store. This is not really consistent with present commercial functions, where street parking is all that is available.

With no experience of marijuana commerce, it is worrisome to contemplate this activity quite close to domestic land-use, and home privacy.

Forgive this ramble, but the prospect of this new user is anything but just another commercial outlet. It seems there should be a deeper non-domestic zone to give private homes physical protection from a product outlet that raises misgivings due at least to unfamiliarity..

Yours... s.22(1)

Stewart, Phoebe

NA
AGAINST.

From: s.22(1)
Sent: Wednesday, December 09, 2015 12:19 PM
To: Stewart, Phoebe
Subject: Re: DA No. DE419872

s.22(1)

Sent from my iPad

On Dec 9, 2015, at 10:22 AM, Stewart, Phoebe <Phoebe.Stewart@vancouver.ca> wrote:

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you wouldn't mind providing your address it helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.

If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email: phoebe.stewart@vancouver.ca

🌐 Please consider the environment before printing this email

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

From: s.22(1)
Sent: Tuesday, December 08, 2015 4:17 PM
To: Stewart, Phoebe
Subject: DA No. DE419872

Please, please, please do NOT put a marijuana dispensary in this prime area which is an upscale shopping and residential area. We have enough dispensaries nearby and with the problems you're having controlling them why would you even consider putting another shop in the area?

Sent from my iPad

Stewart, Phoebe

NA.
AGAINST.

From: s.22(1)
Sent: Tuesday, December 08, 2015 3:42 PM
To: Stewart, Phoebe
Subject: Development Application No. DE419872

Dear Phoebe

I would like to provide my comments to the above application for a medical marijuana-related use business.

I do not support this application.

While I laud the City's leadership in providing regulatory oversight in the establishment of marijuana businesses in the absence of other levels of government to do so, I do not believe that this city needs more of these businesses. I understand that there are over 100 such businesses already so we know that they are lucrative for the operators. While I support the decriminalization of marijuana for personal use, the scientific evidence does not support marijuana use for medical reasons in the vast majority of people.

The federal government will eventually weigh in and legislate on the matter so I believe the City should not rush in to grant more licenses in the absence of a coordinated effort with federal lawmakers. More importantly, without the City having studied the impact of existing clinics on the surrounding neighborhoods, including with respect to crime and increased access of marijuana to youth, the City's licensing activity should be carefully controlled as one would expect of any regulator.

The CBC Fifth Estate highlighted what most of us already suspected about these clinics (ie. that anyone can walk in and buy marijuana after consulting for a few seconds with or without a "doctor") (see <http://www.cbc.ca/news/canada/medical-marijuana-easily-dispensed-in-vancouver-1.2938574>). I have a friend who is a practicing family physician who said more of her patients are coming in asking for a prescription. As she says, the empirical evidence does not support the use of marijuana for medical reasons. I doubt her experience is unique. So I do not believe it is our doctors who are driving demand for this product for "medical" reasons.

Because of my spouse's scientific research in the areas of mindfulness on brain health over the last s.22(1) I walked into the "Metta Lounge" on 4th Ave., only to discover that it was a marijuana store and had nothing to do with metta and mindfulness. I note that the application referenced above is by "Wealthshop Social Society." How will the business be clearly identified as a marijuana-selling business so that members of the public, let alone under-aged youth, have clear notice of the purpose of the business? Such businesses are confusing to the public except those that are clearly identified as pot-selling businesses, either from their name or other signage that should be mandated by the licensor.

In short, granting a business license for "medical marijuana related use" is misleading and disingenuous. The City is licensing the selling of pot - full stop.

I propose that the City halt the licensing of these businesses in general, and the "Wealthshop Social Society" in particular, until it has more information on the impact of these businesses on people's health and neighbourhoods, as well as the support of all levels of government that have jurisdiction over the matter.

Thank you for your attention. I appreciate the ability to provide my input on this application and the City's notice to me by mail to be able to do so.

Sincerely,

s.22(1)

NA
AGAINST

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 3:06 PM
To: Stewart, Phoebe
Subject: development application no. DE419872

Dear Ms. Stewart,

Thank you for the opportunity to reply.

These stores are omnipresent, and I see serious disadvantages to even one in our neighbourhood.

Thank you for your consideration,

s.22(1)

A large rectangular grey box redacting the signature and any text below it.

NA
AGAINST

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 11:22 AM
To: Stewart, Phoebe
Subject: Re: Development Application No. DE419872

Dear Ms. Stewart,

With all due respect, I wish to share that I am strongly **against** the development of a medical-marijuana clinic at 4545 West 10th Avenue.

Nearly all other businesses in our area are catered towards **children and families**. In my s.22(1) of living here, those are the businesses that have succeeded and been able to stay. We have a quaint, clean, and family-friendly neighborhood with a library, toy store, martial arts studios, arts studios, and **Our Lady of Perpetual Help school (preschool to 7th grade)**. The proposed marijuana clinic's location is a 10-minute walk or quicker bus ride from the school's existing location. That is worrisome.

My concerns are that opening a medical marijuana clinic will change the environment of this neighborhood and lower the value of real estate in the area. It does not make sense business-wise to open a clinic in an area which would have so few eligible or interested customers. Marijuana plants and related products are also at high risk for theft.

There are already 2 marijuana clinics in Kitsilano, one at Alma and West Broadway, and another at West 4th and Waterloo street, with competitive hours that meet the needs of users in the area.

Thank you for your time.

Sincerely,

s.22(1)

N/A
AGAINST.

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 11:00 AM
To: Stewart, Phoebe
Subject: Re: Development Application NO. DE419872

To whom it may concern:

As an owner of a home that is in very close proximity to the proposed Medical Marijuana-related Service, I am seriously opposed to the approval of the application. This type of business is not suitable for this quiet neighbourhood and its associated commercial area. Security issues are my main concerns.

Thanks!

Best regards

s.22(1)



NA
SUPPORT!

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 2:44 PM
To: Stewart, Phoebe
Subject: DE419872

I have read through all the on line material for the Medical Marijuana Dispensary, to be located at 4545 West 10th Avenue, and completely support the application. I have lived in the neighbourhood since the 60s and participated in many planning committees in the neighbourhood as well as ten years on the board of the local community centre. I think it will be a welcomed addition to the diverse services now available in our shopping village.

The location is also well situated in a well lit area and next to a late night grocery store, across from a liquor store and on the same block as two pharmacies. I think the site choice is quite appropriate.

s.22(1)

WITHIN NOT. AREA.
OPPOSED :
LOCATION / YOUTHS!

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 8:41 AM
To: Stewart, Phoebe
Subject: RE: Development Application DE419872

Sure thing.

s.22(1)

Thanks very much.

s.22(1)

From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]
Sent: Tuesday, December 08, 2015 8:23 AM
To: s.22(1)
Subject: RE: Development Application DE419872

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.


If you wouldn't mind providing your address if helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | Planning & Development Services | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

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

From: s.22(1)
Sent: Monday, December 07, 2015 7:47 PM
To: Stewart, Phoebe

Cc: s.22(1)

Subject: Development Application DE419872

Phoebe

I write further to the above-mentioned development application.

My family wants to go on record as opposing this application. The west point grey community is a family oriented community with surrounding parks, elementary schools and day care facilities. This application itself is for a location adjacent to a grocery store, dentist, lawyer and many other family oriented businesses. There is no need to bring this drug related business to this community. Abundant access is available along 4th not far from the proposed location and I believe the public detriment to approving the proposed location outweighs the inconvenience of travelling a little further for this "medical requirement".

These businesses are all too common in our community and we urge the city to think seriously about the sought out locations. As parents in a family community we (and many others like us) do not want our children to be raised in close proximity to this type of behaviour and business initiative. This is the precise reason we moved out of the downtown core.

Thank you.

Regards, s.22(1)

s.22(1)

WITHIN NOTED AREA.
OPPOSED: USE
NO COMMUNITY BENEFIT.

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 07, 2015 7:53 PM
To: Stewart, Phoebe
Subject: Development application no.de419872

To whom this may concern

s.22(1) I don't think the captioned application would be benefit the community. So I don't support it Thanks

s.22(1)

To: phoebe.stewart@vancouver.ca
Subject: DE419872

I am not in favour of this application no. DE419872 for the following reasons. The location is right in the busy shopping area, sharing the Safeway Parking lot which already takes vehicles for the shopping needs from several businesses. There are quite a few homeless people in this area of 10th Avenue and I am wary (not only of homeless people) of walking these dark nights through the westside of Safeway parking lot which is quite hidden with the high hedge and dark, quiet, hidden corners before exiting. This is my walking route coming back from shopping without having to walk around a few extra businesses and apartment block. I feel this business application would attract quite a varied type of people.

Besides, this is not really a Medical facility, it is a lucrative business opportunity.

Regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 5:40 PM
To: Stewart, Phoebe
Subject: Development Application DE4198272

Ms. Stewart,

The West Point Grey community is changing, as is the city, as is Canadian society, in ways that long-time residents don't always appreciate. I'm not against change itself, even though I don't often see the changes that I'd like: ones that reflect renewal without destroying a sense of continuity in which present and future generations can grow and thrive. And with the increasing clamour for the normalization and de-regulation of marijuana use, I feel I'm going against the current in saying that I would not want to see a Medical Marijuana facility on West 10th Avenue for the following reasons:

1 The scientific evidence for the benefits of medical use of marijuana in treating pain, nausea, loss of appetite, and/or symptoms of epilepsy, cancer, HIV and MS is very weak. Proclaimed results are most often based on small studies, often with few controls; the 'strongest' results are based on anecdotal evidence. (That said, the evidence for adverse side effects of MM is also based on limited research so far.) Even then, in most tests, phrases like "may be useful to some individuals" are a more accurate evaluation of results than "strongly indicates positive improvement".

2 I am concerned about the difficult to prove/disprove links between MM facilities and money-laundering and/or profit opportunities for criminal individuals or organizations.

3 I question the need for the fast-growing number of MM facilities across the city. With several nearby on West 4th and Broadway, another one on West 10th adds nothing essential or useful to the community as a whole. We don't have a dense network of specific pharmacies throughout the city for cancer drugs, or arthritis, or respiratory ailments, or dementia; we don't need to expand the MM network we already have.

Thanks for the opportunity to express my views.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 5:30 PM
To: Stewart, Phoebe
Subject: DEVELOPMENT APPLICATION NO. DE419872

To Ms. Stewart:

Thank you for this opportunity to comment.

I echo the comments of s.22(1) about the proximity to the public library, the children's toy store and all the points in her e-mail.

I would add -- Who is the group applying for this application? Do we know their connections, etc.?

The times they want to operate is also of concern to me. Why 10am to 10 pm?

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 3:56 PM
To: Stewart, Phoebe
Subject: 4545 W.10

Dear Ms. Stewart;

Thank you for the opportunity to voice an opinion regarding the permit for the proposed Medical Marijuana site at 4545 W. 10th Ave. in Point Grey.

In the first place, when marijuana becomes legalized, since we already have 4 pharmacies along the 10th Avenue corridor, could these facilities already in place, become vehicles to dispense the drug instead of another dispensary?

Another existing option would be the liquor stores...there is one very handy at 4th and Alma in the Jericho Village.

In the second place, once the drug does become legal, the tobacco companies will be set up to roll out marijuana cigarettes very quickly and before we know it, a person will be able to purchase said drugs in the local grocery store; once again no need for an additional shop in this area.

Just for your information, the marijuana shop on Broadway and Alma is very busy...continual traffic coming and going after 6:00 at night. There was even a hold-up at this location around 3 weeks ago. What kind of security will be in place at this proposed location?

Yours truly,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 3:01 PM
To: Stewart, Phoebe
Subject: DE419873

I am strongly opposed to this business opening in this neighbour hood. It doesn't fit with the surrounding " family" atmosphere of Point Grey. Most stores of this type have large ugly signage. Usually an unattractive neon light of a marijuana leaf. I can't stand them. Please reject this application it is so unnecessary since there are stores already nearby on Fourth avenue and Broadway.

s.22(1)

Sent from my iPhone

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 2:20 PM
To: Stewart, Phoebe
Subject: Fwd: Development application No. DE419872

Sent from my iPhone

Begin forwarded message:

From: s.22(1)
Date: December 9, 2015 at 9:43:04 PM PST
To: s.22(1)
Subject: Re: Development application No. DE419872

To whom it may concern,

I am the resident in the s.22(1) Vancouver. I hereby writing to express my strong objection on the captioned application in terms of the change of use from a Barber shop to Medical Marijuana-Related use.

Our neighbourhood consists of several families with young children, including my own, who walk along the Point Grey and Dunbar area on their way to and from school. This addition of a Medical Marijuana-Related store to a family oriented neighbourhood would severely put the safety of our children at risk.

Thank you in advance for your urgent attention and consideration. I can be reached at s.22(1) for further input.

Best regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 1:45 PM
To: Stewart, Phoebe
Subject: Development Application No DE419872

Good afternoon,

I am writing to you in response to your notification regarding the above-mentioned development application for the change of use from Barber Shop to Medical Marijuana-Related Use. As a resident of West 9th Avenue, immediately behind the proposed location, I have serious concerns about the City's ability to properly regulate what is currently an illegal business.

The Point Grey Village is a family-focused area and my assumption is that the proposed business owner(s) are keen to move into the neighbourhood in order to benefit from the numerous UBC students who shop at our local Safeway and more importantly use the 99 B-Line to get to school and there is a stop just steps away from the proposed location.

We have two elementary schools in the vicinity (Queen Mary – only 800 m away, Jules Quesnel and the WPGA Junior School), in addition we have two high schools (WPGA and Lord Byng) in the area. We are already aware of the Kitsilano High School student who was rushed to Children's after buying pot at a so-called medical marijuana dispensary on West 4th.

The dangers of pot to young people are well-documented. Neither the City nor the Vancouver Police appear to be addressing the risks posed to young people. Let alone the ability to detect people driving under the influence.

My questions and concerns are numerous:

1. Why are the business hours 12 hours per day, 7 days a week? This seems excessive. Their hours should be reflective of what is typical in the neighbourhood.
2. Background checks? Can we be assured that the operators have NO criminal ties or criminal record(s)? This has not always been the case in Vancouver.
3. Product selection – baked goods etc...that are appealing to children. Will these be permitted?
4. ID checks – in liquor stores the staff are well trained to ask for ID for anyone under the age of 25. Is the same standard being enforced? How is this policed?
5. Prescriptions – do they actually have ON SITE medical professionals or is this a situation wherein "prescriptions" are provided over Skype/fax? If they don't, then it can hardly qualify as a proper medical prescription. I can't get my own Doctor to refill a prescription without an IN PERSON appointment.

Apparently your applicant has already updated their website using the West 10th address as their location. If the permit is still being reviewed, this seems to be a bit premature. Unless of course this process is just a formality and the decision has already been made.

Here is the link showing their address:

<http://wealthshop.ca/about-us/>

My family is looking forward to your reply.

Yours truly,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 12:54 PM
To: Stewart, Phoebe
Subject: RE: DE419872

You will find that I am the registered s.22(1) V6R 1X5

Yours truly,

s.22(1)

From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]
Sent: December-10-15 12:40 PM
To: s.22(1)
Subject: RE: DE419872

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you wouldn't mind providing your address it helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.


If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | Planning & Development Services | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

From: s.22(1)
Sent: Thursday, December 10, 2015 12:39 PM
To: Stewart, Phoebe
Subject: DE419872

Ms. Stewart:

I am not in favour of this application. I would prefer to keep pot shops completely out of our high end neighbourhood until the Federal Government formally legalizes this illegal drug and formally regulates how it will be sold.

Until that day, I do not believe that we need to provide an outlet in our neighbourhood that is open later than the local pharmacies, selling an illegal foul-smelling drug that I do not believe can be profitably sold solely for medicinal purposes. Who will be the other customers and why would they want to buy pot?

Yours truly,

s.22(1)

A rectangular grey box redacting the signature of the sender.

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 9:57 AM
To: Stewart, Phoebe
Subject: RE: Development application DE419872

Dear Whomever This May Concern,

My name is s.22(1) and I am a resident near the s.22(1). Thank you for the notice you sent to me regarding the development application of 4545 West 10th Avenue--I'm writing to share my comments on this.

Personally, I am concerned about this medical marijuana-related facility in the neighbourhood. There are quite a few schools in the area--including JQ Elementary, QE Elementary, Queen Mary Elementary, West Point Grey Academy, St George's School and Lord Byng Secondary--and I know a vast majority of s.22(1) walk home or walk around alone near 10th Avenue. While I completely respect the right of anyone who may use this medical marijuana facility, that it is proposed to develop in such an area and opens until late at night causes me concern about the safety of s.22(1). Not that anyone's dangerous, of course, but I assume people will be disorientated, and I simply don't know enough right now. At the least, I am opposed to this development until more information about this facility is available--for example, how exactly is it planning to be operated and regulated? What is the reason it's planning to develop in this community? I am very interested in hearing more about this issue as it is processed, and I hope my comments helped shed some light on some of us residents' thoughts. Thanks very much.

Best regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 8:46 AM
To: Stewart, Phoebe
Subject: re proposed Marijuana shop West 10th

Further to our comments of yesterday I walked past the proposed site and noticed that the entrance to the site is side by side with the entrance to the upstairs offices including a dental office. This seems inappropriate as I believe the entrance to a Marijuana shop should be obviously separate from that of any other adjacent business. This arrangement could lead to confusion and should not be approved. The entrance to such shops needs to be visibly separate from any other business and this is not the case here.

Thank you,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 10:34 PM
To: Stewart, Phoebe
Subject: Development Application Application No. DE419872; 4545 West 28th

It is difficult to express any opinion in relation to the proposal of the Wealthshop Social Society without knowing far more than I was able to ascertain on my computer. I do know that on August 21, 2015 a cluster of 5 organizations with the word Wealthshop in their title, including the Wealthshop Social Society, were incorporated on August 21, 2015. The others were the Wealthshop Companies Club, Counselling Society, Cultural Foundation, and Support Association. The titles and the fact that they occupy sequential places in the Registry of Companies suggests that they are related organizations. Are each of the societies aimed at promoting Medical Marijuana Related Uses? We cannot afford the costs of searching the register. We cannot, as a result, ascertain the true nature of these organizations, whether they all have the same or similar objectives, whether the prime movers are the same persons in each case, whether all or any of them are non-profitmaking or not.

Nor do we know what rules or regulations have been adopted federally, provincially, or on a local basis to regulate the number or location of sites related to medical marijuana operations. What rules, for example, have been adopted with respect to the distance of any such site from schools, playgrounds or places where children or young persons congregate? Is there any protection in the rules, if any, relating to the distance from residential areas? Or residential areas in which children live? There are a number of schools, for example in the general area. Further the area immediately behind the locality of the proposed site is residential. Has any independent survey, or any survey at all, been made of the composition of the population within whatever distance is set? What information been included in the application for the licence? What background information if any, was submitted by the applicants?

We are, presumably, being asked to comment upon a situation which deals only with marijuana prescribed by a medical practitioner? Can it be prescribed by dentists and other health professionals? What are the "associated approval processes" to which you refer? The location of a place dispensing medically approved marijuana obviously raises social concerns quite different from those relevant to determining whether a particular location should be used as a barber's shop or a newsagent's. Are there to be restrictions on who can be employed in the facility?

Are there any rules, federal, provincial or city, regulating the opening hours of such an establishment? or the ages of persons who may patronize it if it were to be licensed to operate in the area? What is the location of the nearest other medical marijuana use operation? Have the local police forces, city, regional and federal, been consulted about the locations of such facilities? Are those licensed to dispense marijuana prescriptions or to own or operate such facilities subject to criminal record checks or tender any other form of proof of good character? Have people who may occupy the upper floors of the premises been consulted? What form does the medical marijuana take? If it is to be smoked, are there any rules restricting the areas in which such activity may take place, akin to the restrictions on smoking tobacco? Are there restrictions on the age of persons who may present a prescription for medical marijuana? More information, please. s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 8:35 PM
To: Stewart, Phoebe; Irene Gauld
Subject: Application DE419872

Dear Ms. Stewart

We are Point Grey homeowners and are writing to register our opposition to the proposed "Medical Marijuana" application for 4545 West 10th Avenue.

We put "medical marijuana" in quotes because the City of Vancouver is permitting something that is both unlawful and being grossly abused. Rather than enforcing the criminal laws against the sale of marijuana, the City has decided to try to licence the activity. Not only is this contrary to the law and ultra vires the City's powers, it is bad policy. This is not harm reduction, like what has been attempted with safe injection sites, this is the City trying to legalise marijuana with no clear let alone compelling reason. That is something only the Federal Government can do through amendments to our criminal and drug laws.

In addition to the legal and policy issues, if the City is intent on continuing down this path, then the application should be denied as not in keeping with the character and use of Point Grey. This is a quiet neighbourhood with an older demographic. There is only one pub-like facility and it is not well-frequented. The majority of businesses are coffee shops, beauty salons, etc. The character and demographics are very different than Main, Fraser or Commercial, or even 4th Avenue.

We urge the City not only to reject this application but to reverse its policies; examine the reality of this industry, where prescriptions are easily obtained to treat non-existent ailments with marijuana. If that is the case, why not legalise crack houses and opium dens - at least opiates and narcotics have known medical benefits and uses. And also consider how Vancouver's attempts at encouraging healthy lifestyles is served by facilitating the use of a drug with little known benefit by persons who are only looking to get high.

Sincerely

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 4:53 PM
To: Stewart, Phoebe
Subject: Re: Wealthshop Social Society

Categories: Red Category

Ms. Stewart,

We would like to stress that it would greatly increase the number of transient individuals in our neighbourhood among whom we can – statistically – expect some troublesome characters. In other words, we fear a sharp increase in crime.

Best Regards,

s.22(1)

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you have any further questions please don't hesitate to contact me.

Best Regards,

P h o e b e S t e w a r t

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct, 604.673.8445

email, phoebe.stewart@vancouver.ca <<mailto:phoebe.stewart@vancouver.ca>>

🌱 Please consider the environment before printing this email

From: s.22(1)
Sent: Wednesday, December 09, 2015 2:05 PM
To: Stewart, Phoebe
Subject: Wealthshop Social Society

Hello,

We are strongly against this proposal as it would become a magnet for UBC students and others since it would be less than half a block from the Sasamat major bus stop (2 bus lines). It would also attract car driving customers who could park (illegally) in the Safeway parking.

If, in the unfortunate case this proposal were to be approved by the City, its operating hours should, at a minimum, align themselves to those of the nearby pharmacies, since it purports itself to offer a medical service; that is, from 9 am to 6 pm from Monday to Saturday only.

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 3:55 PM
To: Stewart, Phoebe
Subject: Development Application No DE419872

Good day, Ms. Stewart.

I am writing in protest of the planned marijuana dispensary very close to our home.

I cannot support this type of store in our family-oriented area. My husband and I have sacrificed a great deal to raise our children in a quiet and conservative neighborhood. A marijuana dispensary is simply not conducive to the lifestyle and values of the residents here.

I realize that there are legitimate uses for medical marijuana and those who use it can be easily accommodated by several shops, only a short distance away, on Broadway and also on Fourth Avenue. Please understand that I am not passing a moral judgement; it is simply not a good fit.

I thank you in advance for considering my concerns.

Yours truly,

s.22(1)

s.22(1)



Please consider the environment before printing this email.

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 3:01 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: development application no. DE419872

Greetings Phoebe. I am totally opposed to the barber shop being ousted for a marijuana-related use. I have been having my hair cut at that shop since 1967 and the present barber who occupies the shop is from s.22(1). s.22(1) and for him to be displaced would be no doubt very difficult for him and his family. Good grief, there are pot shops popping up all over the place! There is at least one on Broadway near Alma -- not that far away! I hope the proposed development does not happen. s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 1:12 PM
To: Stewart, Phoebe
Subject: RE: Reconsider approval for Development Application No. DE 419872

s.22(1)

s.22(1)

From: Stewart, Phoebe [Phoebe.Stewart@vancouver.ca]
Sent: December-09-15 12:24 PM
To: s.22(1)
Subject: RE: Reconsider approval for Development Application No. DE 419872

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you wouldn't mind providing your address it helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.


If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

From: s.22(1)
Sent: Wednesday, December 09, 2015 12:24 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Reconsider approval for Development Application No. DE 419872

I echo s.22(1) thoughts. Unless you are seeking to deliberately destroy the Point Grey neighbourhood and to make drugs even more easily accessible to the under-aged and to the vulnerable, please re-consider this proposal.

s.22(1)

From: 5.22(1)
Sent: December-09-15 9:59 AM
To: phoebe.stewart@vancouver.ca
Subject: Reconsider approval for Development Application No. DE 419872

Dear Phoebe Stewart,

Thank you for receiving this email message asking for the Director of Planning to reconsider the final approval of the Development Application No DE 419872 Wealthshop Social Society at 4545 West 10th Ave.

1. Please make children and youth a priority in Vancouver and in our neighbourhood

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. The voices of our children and youth are not registered in this application and so as a child and youth advocate I have to argue that it is not in our children's interests to have a shop selling marijuana in this neighbourhood.

<http://www.unicef.ca/en/article/child-well-being-in-rich-countries-a-comparative-overview>

<http://www.theglobeandmail.com/news/national/canadian-teens-lead-developed-world-in-cannabis-use-unicef-report/article11221668/>

<http://www.cbc.ca/news/canada/canada-lags-on-childhood-well-being-unicef-says-1.1307461>

2. Please consider the proximity of the shop to children's activities and services

A shop with a name like "Wealthshop Social Society" with unsuitable opening hours (10am to 10pm) is in fact **75 meters in proximity** to the Point Grey Vancouver Public Library Branch which as you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club.

After school activities are offered to children at Dojang Martial Arts located at 4458 West 10th which is **150 meters** from the proposed marijuana shop.

A popular toystore, Kaboodles is located at 4449 West 10th, **170 meters** from the marijuana store.

3. Please consider that there is no drug counseling service to provide accurate information to youth near the marijuana shop

The location is as close as possible to the university student market as the location of the marijuana store is close to the bus stop for the No. 99 bus into UBC campus.

There is however, no drug counseling service in the neighbourhood to provide information on the addictive nature of cannabis use.

4. Please consider that in communicating to the community about this development application that the neighbourhood was not uniformly informed

The request for community input was not uniformly communicated. Some of my neighbours who live even closer to 4545 west 10th did not receive this notice.

Schools, pre-schools, churches and family centered services were not informed. How exactly are streets and businesses informed of this development application? How does the city decide where to distribute the notices?

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 11:25 AM
To: Stewart, Phoebe
Subject: RE: Re West 10 marijuana shop

s.22(1)

On Dec 9, 2015 11:12 AM, "Stewart, Phoebe" <Phoebe.Stewart@vancouver.ca> wrote:

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you wouldn't mind providing your address it helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.

If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. [604.673.8445](tel:604.673.8445)
email. phoebe.stewart@vancouver.ca

🌐 Please consider the environment before printing this email

From: s.22(1)
Sent: Wednesday, December 09, 2015 8:31 AM
To: Stewart, Phoebe
Subject: Re West 10 marijuana shop

We already have a shops nearby on Broadway and on 4th.....

I strongly believe the liquor stores are a much better option.....we don't need a Shop on every block and they will be far easier to regulate in the liquor stores...

I am strongly against the Shop on West 10th

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 09, 2015 10:02 AM
To: s.22(1) Stewart, Phoebe
Cc: s.22(1)
Subject: RE: Reconsider approval for Development Application No. DE 419872

Thanks for the update - this is extremely concerning for both us and our four daughters.

s.22(1) - please see below.

Best,

s.22(1)

s.22(1)

From: s.22(1)
Sent: Wednesday, December 09, 2015 9:59 AM
To: phoebe.stewart@vancouver.ca
Subject: Reconsider approval for Development Application No. DE 419872

Dear Phoebe Stewart,

Thank you for receiving this email message asking for the Director of Planning to reconsider the final approval of the Development Application No DE 419872 Wealthshop Social Society at 4545 West 10th Ave.

1. Please make children and youth a priority in Vancouver and in our neighbourhood

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. The voices of our children and youth are not registered in this application and so as a child and youth advocate I have to argue that it is not in our children's interests to have a shop selling marijuana in this neighbourhood.

<http://www.unicef.ca/en/article/child-well-being-in-rich-countries-a-comparative-overview>

<http://www.theglobeandmail.com/news/national/canadian-teens-lead-developed-world-in-cannabis-use-unicef-report/article11221668/>

2. Please consider the proximity of the shop to children's activities and services

A shop with a name like "Wealthshop Social Society" with unsuitable opening hours (10am to 10pm) is in fact 75 meters in proximity to the Point Grey Vancouver Public Library Branch which as you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club.

After school activities are offered to children at Dojang Martial Arts located at 4458 West 10th which is 150 meters from the proposed marijuana shop.

A popular toystore, Kaboodles is located at 4449 West 10th, 170 meters from the marijuana store.

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The location is as close as possible to the university student market as the location of the marijuana store is close to the bus stop for the No. 99 bus into UBC campus.

There is however, no drug counseling service in the neighbourhood to provide information on the addictive nature of cannabis use.

4. Please consider that in communicating to the community about this development application that the neighbourhood was not uniformly informed

The request for community input was not uniformly communicated. Some of my neighbours who live even closer to 4545 west 10th did not receive this notice.

Schools, pre-schools, churches and family centered services were not informed. How exactly are streets and businesses informed of this development application? How does the city decide where to distribute the notices?

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 7:50 PM
To: Stewart, Phoebe
Subject: DE419872

Dear Phoebe

I'd like to register my and my s.22(1) strong opposition to this proposal. I'm writing this on their request because they live only s.22(1) and are concerned about the risk to the community of increased hooliganism and other drug related activities. Certainly the UBC students will find this site attractive as may the rehabilitation patients from 16th and Dunbar. We would be concerned that a facility like this risks undermining the progress of the substance abusing patients in rehabilitation. Although we are certainly aware of the likely legalization of marijuana across the country with the new federal election we must point out that it is a medically well-known fact that marijuana is psychotogenic in the preteen and the adolescent stage up to the age of about 25. (However unfortunately not well known in the general public and to the politicians it's an inconvenient truth) please inform us how we can effectively maximize our opposition to this proposal.

Regards
s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 10, 2015 5:13 PM
To: Stewart, Phoebe
Subject: In opposition of approval for Development Application No. DE 419872

Phoebe,

After just receiving the development application DE419872, I whole heartily disagree with this application and support s.22(1) views as stated in the letter below, so wanted to forward it to you again so that you are aware what myself and several of the neighbours feel on this matter.

One point that she didn't mention is that there is already another Marijuana shop located not too far away on 4th avenue, I believe it is called Point Grey Cannabis.

Please reconsider this development.

s.22(1)

From: s.22(1)
Sent: December 9, 2015 10:52 AM
Subject: Fwd: Reconsider approval for Development Application No. DE 419872

Dear Phoebe Stewart,

Thank you for receiving this email message asking for the Director of Planning to reconsider the final approval of the Development Application No DE 419872 Wealthshop Social Society at 4545 West 10th Ave.

1. Please make children and youth a priority in Vancouver and in our neighbourhood

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. The voices of our children and youth are not registered in this application and so as a child and youth advocate I have to argue that it is not in our children's interests to have a shop selling marijuana in this neighbourhood.

<http://www.unicef.ca/en/article/child-well-being-in-rich-countries-a-comparative-overview>



Child Well-Being in Rich
Countries: A comparative

overview ...

Kids in 360 degrees. UNICEF's Report Card 11, Child Well-Being in Rich Countries: A comparative overview, measures the level of child well-being achieved in the ...

[Read more...](#)

<http://www.theglobeandmail.com/news/national/canadian-teens-lead-developed-world-in-cannabis-use-unicef-report/article11221668/>

<http://www.cbc.ca/news/canada/canada-lags-on-childhood-well-being-unicef-says-1.1307461>

2. Please consider the proximity of the shop to children's activities and services

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s.22(1)

s.22(1)

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s.22(1)

A large rectangular area of the document is redacted with a solid grey fill.

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 8:44 AM
To: Stewart, Phoebe
Subject: Development Application No. DE419872, 4545 West 10th Avenue (Suite #104)

Re: Development Application No. DE419872, 4545 West 10th Avenue (Suite #104)

Hi! I am writing to comment on the proposed Medical marijuana dispensary at 4545 West 10th Avenue. s.22(1)
I support the availability of medical marijuana but I think there are some issues that need to be considered with this specific proposal.

1. It seems to me that the city should be concerned about the number and density of these dispensaries. There are already two dispensaries on the west side of Broadway, so it seems kind of ridiculous that there would now be the same number of marijuana dispensaries as pharmacies in our neighbourhood.
2. The operating hours of this dispensary are not in harmony with the rest of the business community. Very few of the West Point Grey businesses are open as late at 10 pm (certainly none of the pharmacies are, which is a reasonable correlate).
3. I have concerns about the company that put forward this proposal. It never existed prior to summer of 2015, and the CEO does not seem to have any traditional or non-traditional medical experience; in fact the owner seems to be some sort of mixed martial artist.
4. The location of this business in residential area, located in the centre of our community's main grocery store, near a day care and near several local schools seems somewhat problematic.

Thank you for the opportunity to comment on the future development of our community.

Cheers,

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 17, 2015 4:13 PM
To: Stewart, Phoebe
Subject: RE: 4563 West12th Avenue - Feedback

Hi Phoebe,

I represent my family and owners of s.22(1) we oppose to change of use from a Barber Shop to Medical Marijuana-Related Use.

We are concern with the community and social impact with regards to a Medical Marijuana Related Shop within our community and view any such impact to be extremely negative.

Please keep us inform with regards to the decision of this.

Thank you.

Regards.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 11:35 AM
To: Stewart, Phoebe
Subject: RE: DE419872

Hello Phoebe! We are writing with regards to the above Development Application.

We would like to advise that we are not in favour of the application and would greatly appreciate if you would kindly take this into consideration during your approval process.

Please do not hesitate to contact me should you have any questions.

Wishing you a Blessed Christmas!

s.22(1)

--

Blessings

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 9:29 AM
To: Stewart, Phoebe
Subject: Development Application NO. DE419804

Development Application NO. DE419804

4545 West 10th Ave (specific suite #104)

Proposal for Medical Marijuana-Related use by Wealthshop Social Society

Phoebe.stewart@vancouver.ca

Dear Phoebe Stewart

It has come to our attention that the above proposal currently before the City of Vancouver could result in a Medical Marijuana- Related dispensary opening up in our W 10th Point Grey community.

We understand that before a license is granted the proposed dispensary has to meet the new regulations set out by the city of Vancouver. Although the proposed site meets the three criteria it does not however, address the real concern of the multiple dozens of school aged children, from the nearby schools of Queen Mary, and West Point Grey Academy, who frequent this upper 10th Ave, between Discovery St and Tolmie St before, during and after school to buy snacks and foods and or just hang out and who are usually not accompanied by a parent or adult. As well, we have Kaboodles, toy store, 4449 W. 10th, Dojang Martial Arts Training for kids/youth and adults at 4458 W. 10th and the West Point Grey branch of the public library on the corner of 10th Ave and Sasamat St that are frequented by children from these schools and elsewhere. We as parents and grandparents of these vulnerable children want our loved ones protected from the exposure of marijuana at our doorstep.

Another concern is being adjacent to the university (UBC) and local high schools who host hundreds of unaccompanied, minor, foreign students during their studies in Vancouver. These vulnerable students face enough challenges during their time in Vancouver without having drugs just a few meters from the bus stop at 10th Ave and Sasamat St.

Based on the above concerns I strongly oppose the opening of this dispensary at this location.

Sincerely,

s.22(1)

Stewart, Phoebe

From: § 22(1)
Sent: Friday, December 18, 2015 2:23 PM
To: Stewart, Phoebe
Subject: a proposal for license for Medical marijuana dispensary at 4545 W. 10th Avenue, Vancouver

Dear Phoebe Stewart:

I just became aware that there is a proposal to the City of Vancouver to open up a medical marijuana dispensary at 4545 West 10th Avenue. I was informed that I should contact you to address my concerns.

I strongly protest this proposal, for the reasons depicted below. I understand that any proposed site for medical marijuana cannot be within 300 meters of a school or a community center, areas with many children activities. The above proposed site, although meeting this requirement, is very close to areas with many children activities.

Specifically, the West Point Grey Branch of the Vancouver Public Library, merely a stone throw away from this proposed site, is § 22(1) to check out books or to attend the weekly store times led by a library staff. Perhaps due to the timing of my visit, whenever I visit the library branch, either during a week day or weekend, I always see a number of mothers with young children visiting the library doing pretty much what I am doing. While in the area visiting the library, I often take § 22(1) § 22(1) located at 4545 West 10th Avenue, the same building complex as the proposed site.

Across the street from the proposed site is a Kim's Market, a fruit and produce store; right next to the proposed site is a Safeway store. Twice per month during the summer, after the Sunday morning service, many families attending the West Point Grey Baptist Church would stop by at either Kim's Market or Safeway (or both) to get some lunch and fruit and then head over to the nearby Trimble Park to have picnic lunch. The proposed site would be right in the middle and children and families must walk right by it.

Every summer, around July 1st, there is a "Point Grey Days" on 10th Avenue around the proposed site; a parade on that day attracts the participation of many children and families. The proposed site would be right in the middle of all these activities.

While I personally do not have a negative view or feeling about medical marijuana or the people using it, I do not want my own child, or children in my community, exposed to the scenes of people in and out of this

marijuana dispensary. The policy of not allowing such clinics located within 300 meters of schools and community centers testifies to the fact that a place like this should not be near where children and families abound.

I urge you not to grant a license for a medical marijuana license for a clinic at 4545 W. 10th Ave. If you were not the right person that this message should be sent to, please forgive me and I appreciate your letting me know who the appropriate person I should send this message to or kindly forward this message to that person.

Thank you very much.



Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 7:16 PM
To: Stewart, Phoebe
Subject: MARIJUANA STORE MUST NOT OPEN NEAR 10TH

Hello Pheobe,

I'm writing this email to my SHOCK and DISENCOURAGEMENT of the marijuana related store opening near 10th. This neighborhood has always been a friendly and safe community for children and families, and a drug store may change that. I do not want my children growing up near a place with drugs and marijuana, and I most agree that this community does not need a store like that. I hope that you take this email into deep consideration in which you think of how a drug store may rupture the safe feeling of this community. A marijuana store MUST NOT BE OPENED where children play and students study, which may give them bad choices. Once again, it scares me to have our safe community ruptured by this marijuana store, and this OPENING MUST STOP

Sincerley,
a resident that this change effects greatly

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 7:14 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Re: 4545 W 10th Development Application

Thank you for the follow up on the file. I will not be calling 311 as I feel the applicant's speak against their application. They have applied to manage a polemic service in our community and it obvious that they lack the sensitivity to firstly choose an appropriate location and secondly to develop a community relationship by following the rules.

Respectfully,

s.22(1)

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Stewart, Phoebe
Sent: Friday, December 18, 2015 3:32 PM
To: s.22(1)
Subject: RE: 4545 W 10th Development Application

s.22(1)

S have followed up with our Sign Permitting Coordinator and we sent an inspector out to site. You were correct and this work has been done without a permit. Unfortunately, if you would like to submit a formal complaint about the signage, you will have to contact 3-1-1. Once you do that we will send a letter of enforcement out to the property owner and will be have to restore the changes until the work is permitted.

Let me know if you have any questions.

Thanks,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

From: s.22(1)
Sent: Tuesday, December 15, 2015 4:56 PM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Re: 4545 W 10th Development Application

Dear Ms Stewart: one further note on this file. I am attaching pictures of the proposed premises. The applicant has already installed signage. I find this to be presumptuous behaviour on their part and indicative of their business practices going forward. I strongly recommend denial of this application.

Respectfully,

s.22(1)

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Stewart, Phoebe
Sent: Tuesday, December 15, 2015 4:04 PM
To: s.22(1)
Subject: RE: 4545 W 10th Development Application

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

If you have any further questions please don't hesitate to contact me.

Best Regards,

P h o e b e S t e w a r t

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

🌐 Please consider the environment before printing this email

From: s.22(1)
Sent: Tuesday, December 15, 2015 3:35 PM
To: Stewart, Phoebe
Subject: 4545 W 10th Development Application

Dear Ms. Stewart:

I am writing to voice my opposition to the application for leave to open a Medical Marijuana Store at this location.

s.22(1)

Families with children frequent the building for professional visits to the Dental, Psychology and Chiropractic Clinics. The proposed venue abuts directly onto the one and only entrance these legal health care spaces.

Furthermore the retail space in question is quite small and it would not be unreasonable to expect overflow patrons of the proposed venture to spill over into the main entryway thus making contact with vulnerable individuals (children) a likely occurrence which from my understanding of the regulations is a contraindication to approval.

Yours sincerely,

s.22(1)

A rectangular grey box redacting the signature of the sender.

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 7:22 PM
To: Stewart, Phoebe
Subject: ABOUT THE MEDICAL MARIJUANA RELATED STORE ON WEST 10TH

Hi Phoebe,

Im writing this letter to express how SHOCK I was upon the notice about a marijuana related store entering our neighbourhood. All of my neighbours have children and most of them are still very young. I believe it is UNNECESSARY to have a store like that in our neighbourhood as I do not want our neighbourhood to become somewhere like East Hasting. West Point Grey can be considered to be Vancouver's best district not only for housing but also for schools. In this kind of environment, I truly believe having a marijuana related store will cause a NEGATIVE impact on the community. There is a big parking lot in front of where they want to open the store and there is an exit at the end of the parking lot where I always walk home, I really do not like the smell of marijuana and neither does my family. I even believe opening a store like that in our neighbourhood would affect our safety as what will happen after is unknown. Could you please reconsider the project as this may affect our community.

Thank you very much!

Sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 7:17 PM
To: Stewart, Phoebe
Subject: RE: DEVELOPMENT APPLICATION NO. DE419872

Dear Phoebe Stewart,

I'm owner of s.22(1) I move in several months ago and I like this neighbor so much. It is peaceful, clean.

I strongly oppose the proposal DE419872 that might permit someone to build Medical Marijuana-Related house. Myself hates Marijuana.

Sincerely

s.22(1)

12
Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 7:42 PM
To: Stewart, Phoebe
Subject: Please reconsider the marijuana related store on west 10th

It will affect my life...

I will consider GO DIE if you open the marijuana store on west 10th avenue.

I don't feel safe!!!

Sent from my iPhone

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 7:37 PM
To: Stewart, Phoebe
Subject: marijuana store on west 10th

Please reconsider the marijuana related store on west 10th

Sent from my iPhone

13

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 20, 2015 4:39 AM
To: Stewart, Phoebe
Subject: Regarding development application no. DE419872

Hi Ms. Stewart,

I fully disagree with the development. First, this area consists of many top high schools and many young adults , mainly university students, live in the area. With this development, it will greatly affect students as their main goal would be to enter this store and gain access to drugs. As living in an area with many young children and a neighborhood of quite and peace, I believe this will greatly upset and anger the families as this is one of the only remaining neighborhoods with no medical marijuana-related use store. Best regards.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Saturday, December 19, 2015 8:26 PM
To: Stewart, Phoebe
Subject: Development Application No. DE419804_4545 West 10th Ave., #104

Dear Phoebe,

We heard the development application for a Medical Marijuana-related shop at 4545 West 10th Avenue from some parents of s.22(1). Also living close to West 10th Ave, we never received any notification from the city regarding this proposal, which is so important to us as we have elementary school aged children who frequent West 10th for many activities. We are writing to express our strong concern.

First of all, we believe it is not in our children's best interests to have a shop selling marijuana in this neighbourhood, where we have pre-schools, elementary schools, high schools and many venues for after school activities.

Please consider the proximity of the proposed shop to children's activities and services. The West Point Grey Branch of Vancouver Public Library where children frequently go to on their own, is less than 80 meters away from the proposed shop. The library offers story time for pre-schoolers, summer reading camps for elementary school students and a reading club for teens. It's a gathering place for many kids and youth in the neighbourhood. The eastbound bus stop is right in front of the library. The customers who come to buy marijuana in the future would have to wait in front of the library to take their busses home. Children in the neighbourhood also frequent the toy store Kaboodles at 4449 West 10th Ave, less than 180 meters from the proposed marijuana shop. With opening hours from 10 am to 10pm, the proposed store would force many children to be exposed to marijuana and its related problems.

Secondly, please consider the large number of young undergraduates in UBC who come from all over Canada and from around the world, and are also vulnerable to drug exposure. The proposed store is very close to the 99 bus stop where many students take to go to UBC, to shop on the 10th Ave. and to do part-time jobs in Safeway and other nearby stores and offices. Parents far and near send their kids to Vancouver and UBC for world-class education. If they knew a marijuana-related store is allowed to open near campus, what would be their reaction and their impression of our city?

Lastly, since the residents in the neighbourhood were not uniformly informed regarding this development application, we would like to know more about the notification process. How did the city decide where to distribute the notices? Were businesses on West 10th Ave., especially those who provide after school activities for kids, informed properly?

In summary, there has to be a more suitable location for this kind of shops than a residential neighbourhood which contains so many schools and is right beside a university campus. In big cities, there are less and less neighbourhoods where kids can safely walk around and hangout. In our opinion, no residential neighbourhood in Vancouver should be forced to be exposed to marijuana. We are not against legalizing marijuana, as long as marijuana-related shops are better located in industrial areas where less families with children are around yet people who need them don't mind the little inconvenience reaching them.

Thank you very much for your time and attention.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 18, 2015 9:10 PM
To: Stewart, Phoebe
Subject: PLEASE STOP THE MARIJUANA RELATED STORE ON W10TH

Hi,
Im a resident in the area that will be highly affected. PLEASE RECONSIDER AND STOP THE PROJECT. Please think of the people in the community who are allergic to marijuana and think of our safety.
Thank you.

Sent from my iPhone

Stewart, Phoebe

From: s.22(1)
Sent: Sunday, December 20, 2015 10:49 AM
To: Stewart, Phoebe
Subject: application DE419872

Ms. Stewart, I understand that your office received an application to establish a store that dispenses addictive drugs in a middle of a residential area.

I urge you to refuse this application on many grounds, with the most obvious being:

- such store would be exposing children to drugs - note its location next to a toy store and within few hundred meters of two schools
- note that such drugs were not tested and studied by Health Canada and their effectiveness is questionable while addictive and harmful effects are well documented
- note that appropriate health and addiction warnings are not placed on the packaging (unlike cigarettes)
- note that such drugs are on full display and not in locked cabinets with solid doors like cigarettes
- note that there are no regulations regarding protecting bystanders from secondary smoke and very offensive stench of those drugs
- there is no mechanism for identifying drivers that operate vehicles under the influence of drugs and thus your permission would contribute to endangering residents

I trust that your office will reject this application, please keep me informed of your decision

s.22(1)

Sent from my iPhone

Stewart, Phoebe

From: [REDACTED]
Sent: Sunday, December 20, 2015 9:44 AM
To: Stewart, Phoebe
Subject: Medical Marijuana-Related Building proposal, 4545 West 10th Avenue, Development Application DE419872

Dear Phoebe Stewart,

Thank you very much for allowing neighbourhood input into the suggested change from Beauty Salon to Medical Marijuana Shop.

Please reconsider not doing this.

Please ask the Director of Planning to reconsider the final approval of the Development Application No DE 419872 Wealthshop Social Society at 4545 West 10th Avenue

1. Please make children and youth a priority in Vancouver and in our neighbourhood, schools nearby - Queen Mary, West Point Grey Academy whose children go to 10th Avenue to eat lunch

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. The voices of our children and youth are not registered in this application and so as a child and youth advocate I have to argue that it is not in our children's interests to have a shop selling marijuana in this neighbourhood.

<http://www.unicef.ca/en/article/child-well-being-in-rich-countries-a-comparative-overview>

<http://www.theglobeandmail.com/news/national/canadian-teens-lead-developed-world-in-cannabis-use-unicef-report/article11221668/>

<http://www.cbc.ca/news/canada/canada-lags-on-childhood-well-being-unicef-says-1.1307461>

2. Please consider the proximity of the shop to children's activities and services

A shop with a name like "Wealthshop Social Society" with unsuitable opening hours (10am to 10pm) is in fact **75 meters in proximity** to the Point Grey Vancouver Public Library Branch which as you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club.

After school activities are offered to children at Dojang Martial Arts located at 4458 West 10th which is **150 meters** from the proposed marijuana shop.

A popular toystore, Kaboodles is located at 4449 West 10th, **170 meters** from the marijuana store.

3. Please consider that there is no drug counseling service to provide accurate information to youth near the marijuana shop

The location is as close as possible to the university student market as the location of the marijuana store is close to the bus stop for the No. 99 bus into UBC campus.

There is however, no drug counseling service in the neighbourhood to provide information on the addictive nature of cannabis use.

4. Please consider that in communicating to the community about this development application that the neighbourhood was not uniformly informed

The request for community input was not uniformly communicated. Some of my neighbours who live even closer to 4545 west 10th did not receive this notice.

Schools, pre-schools, churches and family centered services were not informed. How exactly are streets and businesses informed of this development application? How does the city decide where to distribute the notices?

As well, please consider:

- general social environment
- crime prevention (logically, one would expect marijuana-related crime to decrease with "quality pot shops", but it didn't in Washington state, according to CTV News last Tuesday
- if marijuana-related activities are introduced, property values may be adversely affected
- schizophrenic breaks by usage of marijuana, although uncommon, are an extremely tragic outcome for many families that I know

Thank you very much for your re-consideration,

Yours very sincerely,

S.22(1)

s.22(1)



^ .. ^

^ .. ^

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 10:05 AM
To: Stewart, Phoebe
Subject: Development Application NO. DE419804

Dear Ms. Stewart,

I understand that there is a proposal for a medical marijuana dispensary to be opened up at 4545 W. 10th Ave, Suite 104 by the Wealthshop Social Society. I am writing to ask that this proposal not go ahead, because of serious community concerns.

I see that the proposal meets the new guidelines of the city of Vancouver, but the real problem is the kids and teens who are all around this area, regardless of meeting the 300 metre distance away from schools and community centres.

In reality, kids and teens are always in this area, including my own nieces and nephews. They go to family-friendly stores, coffee shops, and eateries all around. They visit the toy store and the library there. They take classes at the art studios and the do-jang centre there. The local businesses hold parades and community holiday gatherings right there.

Also, UBC is just one bus stop away. The 99 B-line stops right there, and we all know that teenagers attend university. They are in their late-teens, yes, but they are away from home for the first time, sometimes out of the country or province for the first time, and Point Grey is the closest shopping/eating area to the university. I don't understand why they should be tempted by this marijuana dispensary when they are already adjusting to so much newness in their lives and it is already such a challenge for them.

Please take all these things into consideration when looking at this proposal. My family and I are very much opposed to this dispensary proposal.

Thank you for taking the time to read my concerns.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 9:55 AM
To: Stewart, Phoebe
Subject: Re: proposed medical marijuana dispensary at 4545 W. 10th Ave

Dear Ms. Phoebe Stewart:

I am writing to express high concern over the proposed medical marijuana dispensary at 4545 W. 10th Ave.

I understand that the proposed site meets the City's criteria, in terms of 300m. distance from schools. However, although it meets the criteria on paper, it will be located in a thriving family community area, where children and teenagers are always around, accompanied and unaccompanied by parents.

There are children and teens all around that area, making their way to the library for activities, to the popular toy store, Kaboodles (as you know, there are hardly any toy stores left in our city, and this is a very popular one). I go there with my s.22(1) all the time. An art studio for kids is right there, as well as a karate studio for kids.

There are schools and churches so close by, hosting so many events for kids, and of course, the proximity to UBC is a major concern to me, with so many out-of-city, out-of-province, out-of-country teens, just 17, 18, 19 years old, leaving home for the first time, living in the area alone for the first time in their lives, without their parents' guidance. Without anyone close by to offer them wisdom and direction.

I hope that you would please take all this into consideration and not grant a license to this dispensary. Children and teens are always in this area, and it seems to me that 300 metres from a school means that it needs to be located away from an area where children are frequently around.

With thanks,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 6:02 PM
To: Stewart, Phoebe
Subject: re 4545 West 10th development

With the number of medical marijuana stores popping up everywhere in Vancouver one would think every second Vancouverite has a prescription for marijuana. Until marijuana has been legalized and the stores selling marijuana properly licensed the city needs to halt the proliferation of these stores. So I am against the application for a medical marijuana store at 4545 West 10th. It is unnecessary and will not be a positive addition to the retail mix in our neighbourhood. I am also opposed to the opening hours. The pharmacies in the neighbourhood (West 10th Medical Pharmacy and Point Grey Pharmasave), where one assumes many more medical prescriptions are filled every day, are not open past 6:30 pm from Monday to Friday, 5:30 pm on Saturday and are closed on Sunday.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 5:00 PM
To: Stewart, Phoebe
Subject: Not support Development Application No. DE419804

Dear Phoebe Stewart,

It has come to our attention that Proposal for Medical Marijuana-Related use by Wealthshop Social Society, Development Application NO. DE419804 in our W 10th Ave Point Grey community. We are writing to express our strong concern because our school aged children and our safety community.

First, we believe it is not good place to have a marijuana store which is close many school. There have 5 elementary school, 2 high school and 3 daycare around the marijuana development application site. The many school aged children who frequent buy their snacks and lunch and or just hang out with their friends after school at 10th Ave who are usually not accompanied by their parents or adult.

Secondly, please consider the shop to children's activities and public services in our community. Children in the neighbourhood like to shop in the toy store Kaboodles is just 150 meters from the proposed marijuana shop. The West Point Grey Branch of Vancouver Public Library is also just 100 meters from the proposed shop which offers many activities whole year around for pre school kids, elementary school students and teens, such as story time, reading camps, holiday story time and reading club. Also, Art brush Studio, Dojang Martial Arts, Purple Dragan studio and other children stores are very close the proposed shop. As parents, we don't want children to be exposed the marijuana shop and other related problems.

Last but not least, please consider the dozens young people in UBC who come from Great Vancouver, Canada even oversea countries who frequent take bus to UBC from 99 bus stop which just 20 meters from the proposed shop.

Base on the above concerns, we would not support the opening this marijuana shop at this location,

Sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 9:02 PM
To: Stewart, Phoebe
Subject: comments about the Development Application No.DE419872

Dear Phoebe Stewart,

Thank you for the mail of asking for the Director of Planning to reconsider the final approval of the development Application No.DE419872

Wealthshops Social Society at 4545 West 10th Ave.

s.22(1) I feel very worried about the plan. A shop with a name like "Wealthshops

Social Society" with unsuitable opening hours(10am to 10pm) is in fact 75 meters in proximity to the Point Grey Vancouver Library Branch which as

you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club. After school activities

are offered to children at Dojang Martial Arts locations at 4458 West 10th which is 150 meters from the proposed marijuana shop.

Another concern is being adjacent to the university and local high schools who host hundreds of unaccompanied, minor, foreign students during their

studies in Vancouver. These vulnerable students face enough challenges during their time in Vancouver without having drugs just a few meters from

the bus stop at Sasamat St.

Based on the above concerns I would not support the opening of this dispensary at this location.

Thank you very much!

s.22(1)

2.
Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 9:09 PM
To: Stewart, Phoebe
Subject: 4545 west 10th - Medical marijuana Shop

I am writing to record my strong objection to allowing the above shop to open on West 10th. This is a quiet neighborhood that has at least 4 schools very close by such that the kids walk up to 10th, and often Safeway, both at lunchtimes and after school. I feel strongly that this store should not be allowed at a known school kid location.

In addition to the child issue, West 10th is a quiet area where the bulk of the stores close at 6pm or earlier and the majority do not even open on Sundays. To allow this store which is planning to open until 10pm 7 days a week is totally out of character with the neighborhood. I see absolutely no plus side for the area in allowing this store to open on 10th especially with so many others so close by on 4th and Broadway in more commercial busier locations.

Mine is a strong vote against this store being allowed to open.

sincerely

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 9:06 PM
To: Stewart, Phoebe
Subject: comments

Dear Phoebe Stewart,

Thank you for the mail of asking for the Director of Planning to reconsider the final approval of the development Application No.DE419872

Wealthshops Social Society at 4545 West 10th Ave.

s.22(1) I feel very worried about the plan. A shop with a name like " Wealthshops

Social Society" with unsuitable opening hours(10am to 10pm) is in fact 75 meters in proximity to the Point Grey Vancouver Library Branch which as

you know offers storytime for babies,toddlers,summer reading camp for elementary school children and a teen reading club. After school activities

are offered to children at Dojang Martial Arts locations at 4458 West 10th which is 150 meters from the proposed marijuana shop.

Another concern is being adjacent to the university and local high schools who host hundreds of unaccompanied, minor, foreign students during their

studies in Vancouver. These vulnerable students face enough challenges during their time in Vancouver without having drugs just a few meters from

the bus stop at Sasamat St.

Based on the above concerns I would not support the opening of this dispensary at this location.

Thank you very much!

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 11:47 PM
To: Stewart, Phoebe
Subject: Re: Development Application No. DE419872 4545 West 10th Avenue

Dear Ms. Stewart,

I received the above referenced Development Permit information notice in the mail. My comments on this application follow.

I am absolutely opposed to the proposed change of use from Barber shop to Medical Marijuana -Related use. The proposed use is not in keeping with the character of the neighborhood nor is it compatible with the existing businesses' on 10th Avenue. I do not want myself or the members of my family to be exposed the blatant sale of what is essentially an illegal product from a storefront in my neighborhood. Unless of course this proposed business is to be a federally licensed medical marijuana dispensary which will only be selling medical marijuana from federally licensed medical marijuana producers, which from the applicants submitted Operational Letter does not appear to be the case..

I will finish by stating this. I frequent most all of the shops and businesses on the street in question. If the City of Vancouver approves this Development Application and the proposed business does eventually open at the proposed location I will no longer shop or conduct any business in any shops or businesses in proximity to the marijuana store.

Thank you for your consideration.

s.22(1)



Stewart, Phoebe

From:

s.22(1)

Sent:

Tuesday, December 22, 2015 11:46 AM

To:

Stewart, Phoebe

Subject:

marijuana shop application

Attachments:

medical marijuana shop.pdf

s.22(1)

s

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 22, 2015 4:28 PM
To: Stewart, Phoebe
Subject: Development Application DE419872

Dear Phoebe Stewart,

(I am aware that I missed your December 21 deadline)

RE: <http://former.vancouver.ca/devapps/pc4545w10th/documents/notificationltr.pdf>

Thank you for allowing neighbourhood input into the suggested change from Barber Shop to Medical Marijuana-Related Use Shop.

I am writing to indicate my opposition to such a change. By way of this letter, I am requesting that the Director of Planning reconsider the final approval of the Development Application No DE 419872 Wealthshop Social Society at 4545 West 10th Avenue.

Please:

1. Make children and youth a priority in Vancouver and in our neighbourhood, schools nearby - Queen Mary, West Point Grey Academy, Jules Quesnel, Lord Byng, and Our Ladies of Perpetual Help are all nearby schools.

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. It is not in our children's interests to have a shop selling marijuana in this neighbourhood.

2. Consider the proximity of the shop to children's and teens' activities and services

A shop with a name like "Wealthshop Social Society" with unsuitable opening hours (10am to 10pm) is in fact 75 meters in proximity to the Point Grey Vancouver Public Library Branch which as you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club.

After school activities are offered to children at Dojang Martial Arts located at 4458 West 10th which is 150 meters from the proposed marijuana shop.

A popular toystore, Kaboodles is located at 4449 West 10th, 170 meters from the marijuana store.

3. Take into account that there is no drug counselling service to provide accurate information to youth near the marijuana shop

The location is as close as possible to the university student market as the location of the marijuana store is close to the bus stop for the No. 99 bus into UBC campus.

There is however, no drug counselling service in the neighbourhood to provide information on the addictive nature of cannabis use.

4. Note that in communicating to the community about this development application that the neighbourhood was not uniformly informed

The request for community input was not uniformly communicated.

Schools, pre-schools, churches and family centered services were not informed. How exactly are streets and businesses informed of this development application? How does the city decide where to distribute the notices?

As well, please consider:

- general social environment
- crime prevention
- if marijuana-related activities are introduced, property values may be adversely affected

Yours sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 22, 2015 9:02 PM
To: Stewart, Phoebe
Subject: 4545 West 10th Avenue

Hello,

I am opposed to the proposal to open a dispensary for medical marijuana at 4545 West 10th Avenue. I believe that making marijuana more easily obtainable and respectable will lead to increased recreational use. If this marijuana is prescribed for medical reasons, should it not be treated as any another drug, regulated like any other prescription drug, and be dispensed and sold by pharmacists?

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 22, 2015 7:28 PM
To: Stewart, Phoebe

Hello

Regarding the Development Application No. DE419872, I would like to strongly oppose the change of use for this application.

I have lived in this neighbourhood for over 50 years, and consider the area to be a family-oriented community. There are four elementary schools within walking distance of this address, and I do not believe such a use would be appropriate for this neighbourhood. I strongly urge this application to be denied.

Yours Truly

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Friday, December 25, 2015 10:04 PM
To: Stewart, Phoebe
Subject: 4545 W 10th Ave, Vancouver- DE419872

Hi Phoebe,

Sorry for my late response as I was away out of Country for some time, so please consider my opinion in this application.

I completely disagree and does not support to have this kind of business in our Neighborhood. s.22(1)
W 10th Ave, Vancouver, so very close to the subject location. My kids always felt safe and comfortable moving around in our Neighborhood and I am sure this kind of business will effect the safety and healthy environment for us and more for our kids.

Please consider but do not allow this to destroy our lovely Neighborhood.

Thank you,
Merry Christmas and wishing you an amazing 2016.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 24, 2015 9:28 AM
To: Stewart, Phoebe
Cc: s.22(1)
Subject: Re: Medical Marijuana-Related Building proposal, 4545 West 10th Avenue, Development Application DE419872

Dear Ms. Stewart,

s.22(1) on the below issues she has listed. We are both strongly opposed to having a Medical Marijuana shop on West 10th ave. This does *not* serve the needs of our community and poses risk for our youth. I strongly urge you to re-consider.

Thank you,

s.22(1)

On Dec 24, 2015, at 9:24 AM, s.22(1) wrote:

Sent from my iPhone

Begin forwarded message:

From: s.22(1)
Date: December 20, 2015 at 9:43:45 AM PST
To: phoebe.stewart@vancouver.ca
Subject: Medical Marijuana-Related Building proposal, 4545 West 10th Avenue, Development Application DE419872

Dear Phoebe Stewart,

Thank you very much for allowing neighbourhood input into the suggested change from Beauty Salon to Medical Marijuana Shop.

Please reconsider not doing this.

Please ask the Director of Planning to reconsider the final approval of the Development Application No DE

419872 Wealthshop Social Society at
4545 West 10th Avenue

1. Please make children and youth a priority in Vancouver and in our neighbourhood, schools nearby - Queen Mary, West Point Grey Academy whose children go to 10th Avenue to eat lunch

According to UNICEF, the Globe and Mail and CBC, Canadian kids smoke the most marijuana in the Western World. In our immediate neighbourhood there are pre-schools, elementary schools, high schools and many services and after school activities for our children and youth as well as health practitioners who specialize in family centered health care. The voices of our children and youth are not registered in this application and so as a child and youth advocate I have to argue that it is not in our children's interests to have a shop selling marijuana in this neighbourhood.

<http://www.unicef.ca/en/article/child-well-being-in-rich-countries-a-comparative-overview>

<http://www.theglobeandmail.com/news/national/canadian-teens-lead-developed-world-in-cannabis-use-unicef-report/article11221668/>

<http://www.cbc.ca/news/canada/canada-lags-on-childhood-well-being-unicef-says-1.1307461>

2. Please consider the proximity of the shop to children's activities and services

A shop with a name like "Wealthshop Social Society" with unsuitable opening hours (10am to 10pm) is in fact **75 meters in proximity** to the Point Grey Vancouver Public Library Branch

which as you know offers storytime for babies, toddlers, summer reading camp for elementary school children and a teen reading club.

After school activities are offered to children at Dojang Martial Arts located at 4458 West 10th which is **150 meters** from the proposed marijuana shop.

A popular toystore, Kaboodles is located at 4449 West 10th, **170 meters** from the marijuana store.

3. Please consider that there is no drug counseling service to provide accurate information to youth near the marijuana shop

The location is as close as possible to the university student market as the location of the marijuana store is close to the bus stop for the No. 99 bus into UBC campus. There is however, no drug counseling service in the neighbourhood to provide information on the addictive nature of cannabis use.

4. Please consider that in communicating to the community about this development application that the neighbourhood was not uniformly informed

The request for community input was not uniformly communicated. Some of my neighbours who live even closer to 4545 west 10th did not receive this notice.

Schools, pre-schools, churches and family centered services were not informed. How exactly are streets and businesses informed of this development application? How does the city decide where to distribute the notices?

As well, please consider:

- general social environment
- crime prevention (logically, one would expect marijuana-related crime to decrease with "quality pot shops", but it didn't in Washington state, according to CTV News last Tuesday
- if marijuana-related activities are introduced, property values may be adversely affected
- schizophrenic breaks by usage of marijuana, although uncommon, are an extremely tragic outcome for many families that I know

Thank you very much for your re-
consideration,

Yours very sincerely,

s.22(1)

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

^ .. ^

^ .. ^

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 23, 2015 4:39 PM
To: Stewart, Phoebe
Cc: info@wealthshop.ca
Subject: Community Support
Attachments: s.22(1)

Hi there!

My name is s.22(1) reached out to me as a resident of the community to see if my friends would be willing to support WEALTH. After asking around for a couple days I have received support letters from a small percentage of those who currently have green cards, as most are away on holidays. If you'd like any personal information from the other supporters (email, address, phone number) I would be more than happy to provide it.

Thank you for your time,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 28, 2015 3:34 PM
To: Stewart, Phoebe
Subject: : Development Application DE419872

From: s.22(1)
Sent: December-26-15 7:45 AM
To: s.22(1)
Subject: Development Application DE419872

s.22(1) Here is my draft

Dear Phoebe Stewart:

RE: <http://former.vancouver.ca/devapps/pc4545w10th/documents/notificationltr.pdf>

I am writing in opposition to the establishment of the proposed marijuana shop at 4545 West 10th Avenue. I am concerned about this proposal on several levels:

1. Very near to the proposed pot shop:
 - a. There are a number of primary schools (Queen Mary, West Point Grey Academy and Our Lady of Perpetual Help). Children at a vulnerable age will be passing in front of the proposed pot shop.
 - b. There is a playground at Trimble and West 8th where youth and children play.
 - c. There is a public library almost across the street from the proposed marijuana shop where there are storytelling and reading programs for children.
 - d. There is a toy shop named Kaboodles to the proposed pot shop where children go.
 - e. The proposed pot shop will be closest to the primary school children of Jules Quesnel and the youth of Lord Byng high school.
 - f. There are a few Marshal Arts too nearby where youth and children go for lessons.

West Point Grey is certainly not a very appropriate location.

2. The pot shop's operating hours of 10am to 10pm will create a very negative social environment in the area where I live.

In addition to the above arguments against the proposal I have some general remarks to make:

3. There are about 200 marijuana “dispensaries” operating under a grey area in Canada, mostly in the west. More of them are sprouting up since the Liberal government’s election promise to legalize marijuana possession. I think our City should take the lead to wait until the federal government provides concrete details of the legislation.
4. Our City should take the lead to follow the Cannabis Policy Framework recommended by the Centre for Addiction and Mental Health. I do not see anywhere the City has taken any steps to subject the current development proposal to CAMH’s recommendations.
5. There should be a government monopoly on sale of marijuana. It should be tested in clinical trials, packaged in measurable doses, sold in pharmacies under medical prescription.

Thank you very much for considering the above points before making the final decision. I hope I am not too late to make this presentation.

Sincerely,

s.22(1)



Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 30, 2015 1:08 PM
To: Stewart, Phoebe
Subject: RE: Development Application No DE419872

Good afternoon,

I am looking for an update on the development application as discussed below. As the business looks to be close to opening, can you please confirm that the City has approved the license? I understand that the local business association has also expressed its concerns, and there are neighbourhood wide concerns regarding the loitering behind the property (there is a large Safeway parking lot that is not patrolled at night) and an expansive grass boulevard on West 9th Avenue

s.22(1)

Please advise.

Yours truly,

s.22(1)

From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]
Sent: December 10, 2015 2:05 PM
To: s.22(1)
Subject: RE: Development Application No DE419872

s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.

In response to your questions:

1. Why are the business hours 12 hours per day, 7 days a week? This seems excessive. Their hours should be reflective of what is typical in the neighbourhood. **The new business licence regulations dictate that these types of business are not allowed to be open between the hours of 10pm-7am, this is only the proposal and may not be what they decide if they are allowed to open this business**
2. Background checks? Can we be assured that the operators have NO criminal ties or criminal record(s)? This has not always been the case in Vancouver. **At the business license stage criminal record checks will be required for all staff and will be reviewed by our Chief Licence Inspector.**
3. Product selection – baked goods etc...that are appealing to children. Will these be permitted? **No food or edible products are allowed to be sold on the premises of these businesses. Property Use inspectors will be frequently monitoring these new businesses for any infractions.**
4. ID checks – in liquor stores the staff are well trained to ask for ID for anyone under the age of 25. Is the same standard being enforced? How is this policed? **No minors will be allowed to enter these businesses. Staff will be required to check ID's for all customers and this will be monitored by Property Use inspectors.**
5. Prescriptions – do they actually have ON SITE medical professionals or is this a situation wherein "prescriptions" are provided over Skype/fax? If they don't, then it can hardly qualify as a proper medical prescription. I can't get my own Doctor to refill a prescription without an IN PERSON appointment. **The intention is for prescriptions to be obtained off site, much like a regular pharmacy. The intention is not for the prescriptions to be handed out within these businesses**

The use has not yet been approved. We can't stop them from updating their website, but at this point the approval is not a guarantee.

If you have any further questions please don't hesitate to contact me.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | *Planning & Development Services* | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

From: s.22(1)
Sent: Thursday, December 10, 2015 1:45 PM
To: Stewart, Phoebe
Subject: Development Application No DE419872

Good afternoon,

I am writing to you in response to your notification regarding the above-mentioned development application for the change of use from Barber Shop to Medical Marijuana-Related Use. As a resident of West 9th Avenue, immediately behind the proposed location, I have serious concerns about the City's ability to properly regulate what is currently an illegal business.

The Point Grey Village is a family-focused area and my assumption is that the proposed business owner(s) are keen to move into the neighbourhood in order to benefit from the numerous UBC students who shop at our local Safeway and more importantly use the 99 B-Line to get to school and there is a stop just steps away from the proposed location.

We have two elementary schools in the vicinity (Queen Mary – only 800 m away, Jules Quesnel and the WPGA Junior School), in addition we have two high schools (WPGA and Lord Byng) in the area. We are already aware of the Kitsilano High School student who was rushed to Children's after buying pot at a so-called medical marijuana dispensary on West 4th.

The dangers of pot to young people are well-documented. Neither the City nor the Vancouver Police appear to be addressing the risks posed to young people. Let alone the ability to detect people driving under the influence.

My questions and concerns are numerous:

1. Why are the business hours 12 hours per day, 7 days a week? This seems excessive. Their hours should be reflective of what is typical in the neighbourhood.
2. Background checks? Can we be assured that the operators have NO criminal ties or criminal record(s)? This has not always been the case in Vancouver.
3. Product selection – baked goods etc...that are appealing to children. Will these be permitted?
4. ID checks – in liquor stores the staff are well trained to ask for ID for anyone under the age of 25. Is the same standard being enforced? How is this policed?

5. Prescriptions – do they actually have ON SITE medical professionals or is this a situation wherein “prescriptions” are provided over Skype/fax? If they don’t, then it can hardly qualify as a proper medical prescription. I can’t get my own Doctor to refill a prescription without an IN PERSON appointment.

Apparently your applicant has already updated their website using the West 10th address as their location. If the permit is still being reviewed, this seems to be a bit premature. Unless of course this process is just a formality and the decision has already been made.

Here is the link showing their address:

<http://wealthshop.ca/about-us/>

My family is looking forward to your reply.

Yours truly,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, January 05, 2016 1:52 PM
To: Stewart, Phoebe
Subject: Regarding DE 419872 at #104 4545 W 10th Avenue. I have serious concerns
Attachments: b4d496c9Cham

regarding this development application on a number of levels. First, it is located a block away from a children's art school, children's martial arts school, the library and within 2 blocks from children's dance school. There are 2 schools close to the area where children from these schools frequent the many small restaurants within the same hundred block.

Second, there is already a few people who deliberately smoke pot along 10th Avenue, walking past Kaboodles toy store, Tim Hortons etc. in the next block east of the proposed location.

I do appreciate and acknowledge the need for some element of medicinal pot use. There are legitimate needs for treatment of seizures and pain.

I have acquaintances who have bought at various "dispensaries" throughout the city with the flimsiest "medical" notes issued from questionable referrals. I have seen/heard about too many "end runs" with regard to legal and responsible manner of pot use (even when I point out that the THC is much more than decades ago, I am told that "well... we just need to smoke less". Human nature doesn't work that way.) Some of these acquaintances are buying on behalf of their adult children as well as neighbours. In other words, it is like the wild west of dispensing and purchasing.

s.22(1) have to walk past these shops in order to grocery shop and so on. s.22(1) do not feel well (nauseous) with the odour emanating from these places despite the doors being closed. And my family constantly is in this area of proposed medicinal shop as there is a Safeway, produce shops, library (as noted earlier) and many other businesses we shop at.

It is rather ironic that the city makes such a concerted effort about cigarette smoking in public areas and on beaches etc. yet with this proliferation of pot shops, I am finding it difficult to enjoy walking in the city with constant second hand pot smoke which makes s.22(1) feel nauseous.

The city aspires to be a green, healthy city. I did not anticipate that "green" would be in the context of cannabis and end up impinging on the lives of those who don't feel well or do not enjoy second hand pot smoke or odours from these shops.

I include the link to the individual and some copied quotes about the individual who is applying for the medicinal pot shop. Interesting that it refers to Mr. Rice-Jones in his linked as mentoring youth and his "former" life of drugs. Will his mentoring be the conduit to referring youth to have friends go to the shop - admittedly not on behalf of the youth... be a useful marketing tool?

Mentoring and public speaker for leadership and healthy living. Author of "Breaking the Silence" a novel about the trials of breaking the mold, fighting the norm, and growing as an evolved individual.

<http://www.beinspiredworld.com/#!speakers-jessericajones/cfq9>

"My goal is to create a positive environment for teenagers so that they can feel safe in a family environment while remaining accountable for their actions. Through my crowdfunding, my book sales, and my coaching, I am raising funds that will ultimately go towards building a sustainable foundation."

Thank you for your time and kind attention to this email and our family's concerns.

Yours truly
s.22(1)

INSIDE NOT. AREA
AGAINST.
PARKING.

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 07, 2015 2:11 PM
To: Stewart, Phoebe
Subject: Development App # DE419872 4545 West 10th Ave. Suite #104

Dear Ms. Stewart,

My reaction to this proposal is from the perspective of parking and the nature of the businesses on 10th Ave. West 9th, formerly a residential street, is now the overflow parking for the shoppers on 10th who do not want to feed a meter. There are fewer genuine retail shoppers as the street has been given over to dental offices, real estate offices, fast food and coffee shop. The days where the street was a destination for small, independent shopping is gone. However, those who do come want the free parking available on 9th Ave. UBC students still park where they can all day without penalty (as the 99 to UBC is so conveniently placed). At this point, you are probably asking what this has to do with the topic at hand.

Where is the parking for the Medical-Marijuana shop to be? Parking behind existing shops is rare to non-existent and Tim Hortons takes the rest. Does the City imagine that foot traffic is the major mode of travel except for the Queen Mary students, Point Grey students who was to 10th for their junk food at lunch and after school? Does one imagine that the new shop will encourage its clients to feed the meters as they come for "consultations"?

Living near 10th is becoming more and more onerous although our taxes are as high as those who live on quieter streets. To get the little permit parking that we have in our section was a difficult task and those who have not got it are fed up. I do hope the City will think things through before permitting another shop which will add little benefit to the community. When a Parmasave was allowed to open within 800 m of an existing drugstore (28 years of business), I realized that the City ignores the needs and desires of what used to be former neighbourhoods. That any response is a complete waste of time is a given.

With regards,

s.22(1)

OUTSIDE NOT. AREA.
AGAINST.
PROXIMITY TO YOUTH!

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 07, 2015 3:06 PM
To: Stewart, Phoebe
Subject: RE: Marijuana shop application at Safeway Mall on West 10th

Thank for your prompt response:

s.22(1)

From: Stewart, Phoebe [mailto:Phoebe.Stewart@vancouver.ca]
Sent: Monday, December 07, 2015 3:00 PM
To: s.22(1)
Subject: RE: Marijuana shop application at Safeway Mall on West 10th

Hello s.22(1)

Thank you for your response to this public notification. Your concerns have been noted and will help to inform our final decision. You will be notified of the decision on this development proposal when it has been finalized.


If you wouldn't mind providing your address if helps us keep track of where in the neighbourhood the responses are coming from. It would be much appreciated.

Best Regards,

Phoebe Stewart

Project Coordinator

Processing Centre – Development | Planning & Development Services | City of Vancouver
direct. 604.673.8445
email. phoebe.stewart@vancouver.ca

 Please consider the environment before printing this email

From: s.22(1)

Sent: Monday, December 07, 2015 1:52 PM

To: Stewart, Phoebe; Michele Konnert

Subject: Marijuana shop application at Safeway Mall on West 10th

Phoebe

It has come to our attention of the proposed subject Development Application. We are long-time residents s.22(1) still in neighborhood) and are most ardently OPPOSED to the proposed Development. The bio/neuro science is overwhelming against any usage (apart from ethical/religious beliefs) for any adolescent as severely negatively impacts brain/ neuroplasticity development. The subject address is proximate enough to various schools / transit to schools that it will garner adolescent attention and should for that reason alone be rejected.

s.22(1)

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 9:01 PM
To: Stewart, Phoebe
Subject: Feedback on Dev. Application No. DE419872 4545 W. 10th Ave.

Dear Phoebe Stewart, Project Coordinator for 4545 West 10th Ave:

I am writing to express my reservations in the strongest terms possible regarding the proposal to change the Barber Shop at 4545 West 10th Ave. to a Medical Marijuana-Related facility by the Wealthshop Social Society. I live close by, and do the bulk of my s.22(1) who also frequent the area.

My objections are as follows:

1. This is a family friendly shopping precinct, with a Safeway, vet, and other small shops in the complex. Elementary and high school students often make their way to this complex during their lunch break and after school. A Marijuana facility would be entirely incompatible with the current uses and patronage of this complex.

The very existence of such a shop in their neighbourhood condones the use of pot for local children. My research tells me that Marijuana is far from a harmless drug, and I am certainly not in favour of it's being normalized and commodified for local children in my neighbourhood. The very name of the Applicant, "Wealthshop Social Society", suggests that the intended use of the pot they sell is more social and recreational than medicinal.

2. Marijuana shops, clinics, etc. in Vancouver are currently not well regulated, and it is no secret that many of them are simply storefronts for anyone to go in and purchase this drug with a slip of paper in hand, gotten from who knows where. There cannot suddenly be enough citizens in Vancouver with valid Doctor's prescriptions to justify the recent plethora of these shops springing up all over the city.

3. Currently, organized crime has a large hand in Marijuana growing operations, and it is highly likely that many of these shops obtain their pot from questionable suppliers. Until such time as either the City of Vancouver, or the Federal Government decides to legalize and regulate Marijuana properly, the zoning of vacant storefront space to accomodate this facility smacks to me of complicity with criminal activity and behaviour.

4. The applicant requests that their facility be open 7 days a week from 10:00 am to 10:00 pm. When most other medical facilities are long closed, why would they need to stay open so late in the evening?

In short, I am emphatically opposed to this Marijuana dispensary opening in my neighbourhood. The Application Process itself feels like a sham, however, as I see the sign for this Shop has already gone up.

I look forward to hearing back from you.

Sincerely,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 6:30 PM
To: Stewart, Phoebe
Subject: re: Unit 104, 4545 W.10th - DE419872

To whom it may concern,

I am writing this letter to you today to show support for an upcoming medical marijuana dispensary that is applying for a license in our UBC community.

My name is s.22(1) and the reason why I offer my full support is because s.22(1). After discussing with a doctor, I found that ingesting high quality medical marijuana has been a highly effective s.22(1) and it has helped raise my quality of life. By having the Wealth Shop in our community, it would be much more convenient for me to access high quality treatment than the other dispensary I previously visited.

Furthermore, as a resident in the UBC area, I can understand that some people may find this business to have a negative impact on our community. However, after discussing with one of the owners of the Wealth Shop, I think company's mission and core values would resonate well with other residents in our community. I believe they will be able to provide a much more reliable, safe, and professional experience than many current dispensaries in Vancouver.

If you require any further questions, please do not hesitate to reach out.

Sincerely

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 17, 2015 2:59 PM
To: Stewart, Phoebe
Subject: application No. DE419872

Dear Ms Stewart, I learned yesterday that someone has applied to open a Marijuana shop on West 10th Avenue, West Point Grey. I am strongly opposed to this application.

As you probably know marijuana is a highly addictive drug and as we already have a liquor shop and shops selling cigarettes, we, the residents of West Point Grey do not need another shop selling another addictive substance. And there is a private school nearby. At lunchtime and after school these children roam the shops at West Point Grey. I not opposed to this activity (I did this too when I was a teenager) but I as a resident of West Point Grey I do not want to see these children purchasing marijuana

Stewart, Phoebe

From: s.22(1)
Sent: Thursday, December 17, 2015 2:47 PM
To: Stewart, Phoebe
Subject: Support for the Wealth Shop

Dear City of Vancouver,

s.22(1) I would like to express my strong support for the Wealth Shop.

s.22(1)
s.22(1) s.22(1) that many years ago had a similar stigma that marijuana carries today. I understand why it may have that reputation, but I also understand that through the proper outlets, it can be an effective means of improving the health of those that need help. s.22(1) can be a great way to introduce respect, integrity, and discipline through sport, I believe medical marijuana can be something to improve the lives of people in need. Not to mention I know countless athletes, both still competing and retired, who use marijuana and its by-products to relieve the physical pain that their sport has inflicted upon their bodies.

Wealth Shop has demonstrated an obvious desire to open a new concept medical dispensary in which 'health' is of upmost concern. The idea of having a clinic in which customers can seek both new and old, as well as traditional and alternative means of therapy, strikes a cord with me as a contributing member of the health community. As the push towards legalization of marijuana continues forward, most dispensaries I have seen use only the façade of impacting the health of customers, while aiming to sell as much product as possible to anyone who wants it. The Wealth Shop has clearly demonstrated to me that they have a serious desire to be an innovative clinic in which patients are viewed as clients, and their health is of upmost importance. Offering the broad scope of services they do will allow patients to continually stay up to date on not only the medical marijuana that aids with whatever injury, illness or ailment they may have, but also provide a safe and comforting environment in which they may seek other services to further improve their personal condition.

s.22(1) I seek to work with only those who have a genuine desire to positively influence the culture, and community in which they exist, which is why I have decided to attach my name to The Wealth Shop. I understand the stigma associated with marijuana, yet I believe in the vision behind the partners of Wealth Shop to be that of a true health and wellness company.

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 1:49 PM
To: Stewart, Phoebe
Subject: unit 104, 4545 west 10th DE19872

To the City of Vancouver,

I am the owner of the building at 4545 W.10th Ave., in which The Wealthshop is currently applying for license. I have owned the building for 25+ years now, and as such, would like to offer my full support of their endeavor.

I understand that this community, maybe more so than others, has the desire to maintain the quality of businesses that operate around West 10th. I would not have opened my doors to a medical marijuana dispensary if I did not trust the quality of character of its owners/operators. The vision of the company is one that would no doubt fit very well within the community once given the chance to prove itself. I have confidence that The Wealthshop will comply with the bylaws to keep the community safe from crime, exposing minors to the product, and any other nuisance including smell. I'm sure this community has many people that would undoubtedly feel a little uneasy at the thought of a dispensary moving in, but with the push for legality, it was only a matter of time before I, or someone in this area, was approached. For these reasons, I am eager to be a factor in proving that medical marijuana has a place in this city, and that The Wealthshop is the right fit for a tight knit community such as this one. To summarize, as the property owner, I have no concerns.

Owning multiple properties throughout the GVRD, I would have no hesitation in welcoming The Wealthshop team into more of my buildings. They have demonstrated professionalism, and have been responsible tenants. As such, I would have no hesitation supporting them time and time again.

Thank you
s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 21, 2015 11:52 AM
To: Stewart, Phoebe
Cc: 'C T'
Subject: Medical Marijuana Dispensary

Dear Phoebe

This e-mail is in response to the Development Application (No DE419872) for a change of use from Beauty Salon to Medical related Use.

My main objection to the development application is **the limited size of the establishment** (304 sq. feet) which suggests that the establishment will serve as a dispensary – not an establishment that offers a place to sit and partake in the products/services being offered – like a restaurant or pub - and **its close proximity of a number of parks** (Trimble Park, the University Endowment Lands and Pacific Spirit Park). This will encourage patrons to use these parks to use their Marijuana, especially when the weather gets warmer and drier. The parks – especially Trimble Park – is a **gathering point for families with small children**. Trimble is also close to Queen Mary School and West Point Grey Academy – two schools - which adds the their busyness.

Judging by the **lack of enforcement** already being seen at the Trimble Park - especially late at night – to prohibit Marijuana use in a public place, the establishment of a Marijuana dispensary two blocks from Trimble Park **will only aggravate the problem**.

I object to this application. Please make record of this response.

s.22(1)



WITHIN NOT. AREA!
SUPPORT: USE
AGAINST: HOURS.

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 07, 2015 6:13 PM
To: Stewart, Phoebe
Subject: Medical Marijuana Store at 4545 West 10th Avenue

I am a s.22(1) I have lived at s.22(1) I am currently using marijuana in the evening to help with arthritic pain and it helps me sleep better / longer.

I welcome this store to the neighbourhood. I like what the City of Vancouver is doing with medical marijuana stores and like the notion that the new Liberal government in Ottawa will legalize marijuana.

Regarding hours of operation, I see no need for this store to be open as much as they are proposing. Rather, the hours of liquor stores and pharmacies are more appropriate. I say 6 pm is a reasonable closing time. And no need to be open on Sunday; a lot of the stores on upper 10th are closed on Sunday. Six days a week, 10 am to 6 pm is plenty of access to buy our marijuana. Beyond that, I think it becomes more open to abuse by young people who are just taking it for fun. Lets have some balance between access and unnecessary over-exposure.

s.22(1)

WITHIN NOT. AREA.
SUPPORT USE!

Stewart, Phoebe

From: s.22(1)
Sent: Monday, December 07, 2015 8:22 PM
To: Stewart, Phoebe
Subject: Re Development Application No. DE419872

In regard to the notice we received about DE419872 (Wealthshop Social Society, 4545 West 10th), I support this change of use proposal.
yours truly

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Tuesday, December 08, 2015 2:44 PM
To: Stewart, Phoebe
Subject: DE419872

I have read through all the on line material for the Medical Marijuana Dispensary, to be located at 4545 West 10th Avenue, and completely support the application. I have lived in the neighbourhood since s.22(1)
s.22(1) I think it will be a welcomed addition to the diverse services now available in our shopping village.

The location is also well situated in a well lit area and next to a late night grocery store, across from a liquor store and on the same block as two pharmacies. I think the site choice is quite appropriate.

s.22(1)

Stewart, Phoebe

From: Jeff Almon <jeff@mvmtnlab.com>
Sent: Tuesday, December 22, 2015 2:03 PM
To: Stewart, Phoebe
Subject: Re: Wealthshop

To whom it may concern,

MVMTLAB is a sports/chiropractic/naturopathic medical clinic in Gastown and soon-to-be North Vancouver, BC. We specialize in athlete care and chronic pain management through musculoskeletal treatments, group exercise programs, clinical counselling, acupuncture and botanical medicine.

By deciding to partner with the Wealthshop, we are now part of their professional referral network through which they direct their clients wishing to use their extended health benefits to further investigate the cause of their chronic pain. We at MVMTLAB offer an array of treatment programs and classes that aim to address dysfunctions in movement patterns, which may result in pain. Our methods assist all types of people seeking pain relief.

Chronic pain can be difficult to deal with on a day to day basis. A person seeking pain relief through medicinal marijuana could also benefit from our services at MVMTLAB; we can offer a proper physical assessment and treatment plan, as well as botanical medicine and/or counselling. We understand that Health Canada can approve access to marijuana for medical use to treat the symptoms of certain conditions under the "Marihuana for Medical Purposes Regulations" (MMPR) with support from a doctor. Should a patient be diagnosed with a condition that can be helped by using medicinal marijuana, we support that treatment approach. We are aware of the mental health and substance use support services in our area as well as HealthLinkBC's FIND Services and Resources Directory, should we suspect that substance abuse may be an issue.

The Wealthshop is putting together a referral network comprised of a variety of health and medical professionals to whom they are actively referring their customers to, as an additional health benefit and to complement their treatments. This clearly shows that the Wealthshop is a company that truly cares about the well-being of their customers, and actively seeks innovative ways to allow their customers to improve their health.

We at MVMTLAB are excited to work with the Wealthshop in such cases where a referral to a medical practitioner is in the best interest of a client. We appreciate that the Wealthshop makes their customers' well-being a priority, and we take pride in bringing higher levels of health to a population that we may not have been connected to otherwise. We equally appreciate the Wealthshop's forward-thinking, patient-centric model.

It was an easy decision to move ahead and partner with the Wealthshop. Medical marijuana is now widely accepted as a treatment approach by many physicians, and this acceptance is growing everyday as more research is conducted and positive treatment results are demonstrated. Now more than ever its public perception is changing, certainly due to the open political discussions currently taking place in our legislature, in telecommunications and the press.

MVMTLAB is proud to be partners in health with the Wealthshop, working together to improve the health and well-being of the population of Vancouver and North Vancouver.

Sincerely,

Jeff Almon, DC
Chiropractor/Owner
MVMTLAB Inc.
s.22(1)
E: jeff@mvmtlab.com
www.mvmtlab.com

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Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 23, 2015 8:39 AM
To: Stewart, Phoebe
Subject: re: Unit 104, 4545 W.10th - DE419872

To whom it may concern,

I am writing this letter to you today to show support for an upcoming medical marijuana dispensary that is applying for a license in our community.

My name is s.22(1) and the reason why I offer my full support is because I currently use medical marijuana s.22(1). After discussing with a doctor, I found that ingesting high quality medical marijuana has been a highly effective for s.22(1) and it has helped raise my quality of life. By having the Wealth Shop in our community, it would be much more convenient for me to access high quality treatment than the other dispensary I previously visited.

Furthermore, as a resident in the area, I can understand that some people may find this business to have a negative impact on our community. However, after discussing with one of the owners of the Wealth Shop, I think company's mission and core values would resonate well with other residents in our community. I believe they will be able to provide a much more reliable, safe, and professional experience than many current dispensaries in Vancouver.

If you have any further questions, please do not hesitate to reach out.

Regards,

s.22(1)

Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 23, 2015 1:41 PM
To: Stewart, Phoebe
Subject: s.22(1)
Attachments:

https://cdn.fbsbx.com/hphotos-xal1/v/t59.2708-21/12408371_10208632324391226_1628593131_n.pdf, s.22(1) f?oh=d4b331d7c52353637e3507551b1de55b&oe=567D8F56&dl=1

Stewart, Phoebe

From: Krish Sidhu s.22(1)
Sent: Wednesday, December 23, 2015 3:05 PM
To: Stewart, Phoebe
Subject: Re: Unit 104 - 4545 W.10th Ave - DE419872

Dear Phoebe,

I hope this email finds you well. I'm writing to you in the support of the Development Application for WealthShop Social Society.

A bit about myself....I have been involved s.22(1)

s.22(1)
s.22(1) I have chosen to be involved in the MMJ industry because I believe in the curative properties and medical applications. I have grown up in the Health and Wellness arena... s.22(1) ; my whole life. I have seen the destructive nature of prescription medication, on several occasions, and I am very excited that there is now alternative medicine available. I am proud to be a part of making this a reality.

I have been working with the WealthShop team from it's inception. I'm proud to have our core values centered around Health and Wellness. With this approach to the MMJ market, I feel that we can make a positive impact on not only our members, but the community as well.

We have strategically chosen a location with ample parking. We have security measures in place, and policies for proper ID of members (to confirm age and diagnosis). There won't be any use of the products on the premises. To be courteous to our neighbors in the building, will will be putting in carbon filters to alleviate any smell of the MMJ products.

We look forward to being strong contributing members of the W.10th community. I hope this support email aids in approving the application and allowing WealthShop to open its doors and serve the community.

I hope you have a Merry Christmas, and a Happy New Year. All the best.

--
Best Regards,

Krish Sidhu
CEO

s.22(1)

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Stewart, Phoebe

From: s.22(1)
Sent: Wednesday, December 23, 2015 4:29 PM
To: Stewart, Phoebe
Subject: Re:Unit 104-4545 W.10th Ave-DE419872

To Whom It May Concern,

My name is s.22(1) I am a director of the Weathshop. s.22(1) and I am proud to call the Westside my home. My passion for the medical marihuana industry stems from a deeply personal connection. When my s.22(1) was diagnosed with s.22(1) and given s.22(1) to live, the only thing that effectively helped him cope with his pain and lack of appetite was medical marihuana. I have witnessed the positive aspects of what we at Weathshop plan on providing for our patients. To me it is all about creating a movement with the intention of educating and opening doors to the people who, unfortunately, find themselves in a place that requires our compassion and expertise. Hope is a very powerful tool and we have the means to inspire exactly that. Thank you for taking the time to read this.

Best,

s.22(1)

Stewart, Phoebe

From: Brad Quevillon <brad@wealthshop.ca>
Sent: Wednesday, December 23, 2015 5:04 PM
To: Stewart, Phoebe
Subject: Attn: Phoebe Stewart (re: Unit 104, 4545 W.10th - DE419872)

To the City of Vancouver,

As a lifelong member of this community, I stand in strong support of the Wealthshop and its intention of opening its doors on West 10th.

Having lived in the s.22(1) I have a strong sense of pride when it comes to operating a business that maintains the integrity of the community. I grew up in this neighbourhood and believe I embody the culture of the area. s.22(1)

s.22(1)

s.22(1)

negative light. I spent months talking with customers about all sorts of injuries, ailments, and illnesses. Customers that I would have never assumed to be marijuana users. Young students that had ADD, older women with arthritis and joint pain, patients with eczema, cancer, HIV, and so on. It was during this time that I realized the plant had been so mistreated over the years. There had been such a stigma behind the use, that no one would even acknowledge the positive impact it could have for so many. Through my own personal experience, and the experiences shared with me through my time working for a dispensary, I can only hope that I may continue working in the marijuana industry to help provide a positive experience for those seeking its natural ability to alleviate symptoms of so many health issues.

While undoubtedly, there are people who use marijuana solely as a means to get a buzz, much like anybody who walks into a liquor store. There is no denying that this plant does indeed have medical properties that

can help such a wide array of people improve their quality of life. I understand the concerns some may have when it comes to medical dispensaries. It is no doubt a valid concern given the quality of some of the dispensaries in Vancouver. Though at the Wealthshop we have every intention of branding the plant as a medical product, sold only to those who meet the medical requirements, and are of age to do so, for use in their own personal space.

Our vision for Wealth Shop is to create a market for those who are health conscious. A place where newcomers and long-time patients alike could feel comfortable. We are first and foremost a health and wellness company. Our partners all have backgrounds in sport and/or health. So it is of upmost importance to us that we bring the true nature of the plant to the forefront. To provide a place where someone can learn how to properly use the plant as medicine, and provide additional supplements and services that can aid in improving ones quality of life.

It is a genuine passion of mine to create a unique experience for those involved in the health community. Through my personal sport background, my education in the health field, and my passion for positive change, I hope I can help make an impact in the community, and open new doors for those who may need the help.

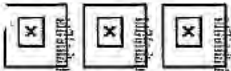
Sincerely,
Bradley Quevillon



Brad Quevillon / Co-Founder + Operations Director

5.22(1) brad@wealthshop.ca

WealthShop Retail Ltd.
<http://wealthshop.ca>



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DEVELOPMENT APPLICATION NO. DE419276

2181 West 4th Ave (specifics: second floor, 2179 W 4th Ave.)

December 8, 2015

We have received a Development Application from The Buddha Barn to provide a change of use from Hair Salon to Medical Marijuana-Related Use in this existing commercial building at the above-noted address.

Interested members of the public are strongly encouraged to visit the City's website at vancouver.ca/devapps for additional details on this proposal, the associated approval processes and how to provide input. A brief description of the proposal is included below:

- change of use from Hair Salon to Medical Marijuana-Related use;
- proposed floor area of approximately 1807 square feet; and
- proposed operating hours Monday to Saturday 10am - 7pm, Sunday 10am - 6pm.

We welcome your written comments (letter or e-mail – phoebe.stewart@vancouver.ca) regarding the above items by December 24, 2015.

"Medical Marijuana-Related Use." Don't we have enough of these already? My wife and I strongly oppose another outlet. Not opposed to those in need but the number of outlets we currently have blocks away from this proposed outlet.

If you do not have web access, please contact Phoebe Stewart, Project Co-ordinator at 604.673.8445 or phoebe.stewart@vancouver.ca

Thanks for considering us. "Related Use" Medical Marijuana with a prescription from a doctor since there are many in need that we need on the outlet.

DEVELOPMENT APPLICATION NO. DE419872

4545 West 10th Avenue (specifics: Suite #104)

December 4, 2015

We have received a Development Application from Wealthshop Social Society to provide a change of use from Beauty Salon to Medical Marijuana-Related Use in this existing mixed-use building at the above-noted address.

Interested members of the public are strongly encouraged to visit the City's website at vancouver.ca/devapps for additional details on this proposal, the associated approval processes and how to provide input. A brief description of the proposal is included below:

- change of use from Barber Shop to Medical Marijuana-Related use;
- proposed floor area of approximately 304 square feet; and
- proposed operating hours Monday to Sunday from 10 a.m. - 10 p.m.

We welcome your written comments (letter or e-mail – phoebe.stewart@vancouver.ca) regarding the above items by December 21, 2015.

Definitely AGAINST proposed development.

§.22(1)

For more information regarding this proposal, please visit our website at: vancouver.ca/devapps

If you do not have web access, please contact: Phoebe Stewart, Project Co-ordinator at 604.673.8445