

File No.: 04-1000-20-2019-211

April 17, 2019

s.22(1)

Dear s.22(1)

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

I am responding to your request of March 25, 2019 for:

**Comments sent in to the City between November 1, 2017 and February 28, 2018 regarding DP-2017-01010, 3421 East Hastings Street.**

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

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2019-211); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for



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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:pm

## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Monday, January 08, 2018 11:41 AM  
**To:** Hicks, Claudia  
**Subject:** medicinal marijuana shop application dp-2017-01010 3421 e Hastings St

I ant to express my concern about another marijuana shop application being made for Hastings between Cassiar St. and Boundary Road. There are already 2 unlicensed shops there, both too close to an elementary school. I don't believe any more shops should open here at this time. The current shops should be dealt with as they don't meet the city's requirements. I am not opposed to shops which do meet requirements.

s.22(1)

s.22(1)

A ✓

RR,

Hicks, Claudia

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From: s.22(1)  
Sent: Thursday, January 11, 2018 10:43 AM  
To: Hicks, Claudia  
Subject: Notice Of Development Application

To Whom it may concern,

I am writing this letter regarding 3421 East Hastings Street (DP-2017-01010). I believe they should not be given permission to use the existing unit as a Medical Marijuana Facility....only because it is a residential area. I don't think it's s.22(1) to have to deal with the foul smell all day, the constant traffic going in and out, the garbages that's left s.22(1) the bright (i mean excessively bright) sign outside... I think everyone is entitled to have a business, but I believe businesses like these should not be allowed in a residential area. s.22(1) where I hoped it to be a peaceful, safe and clean environment. s.22(1) all that peace of mind.

People that have medical problems that need marijuana to make them better should have it....I have nothing against people that need medical marijuana. I just don't think it's fair to people that don't. These business should only be allowed in an area that is not residential.

Thank you for your attention to this matter.

Sincerely,

s.22(1)

AJ

## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Thursday, January 11, 2018 8:10 AM  
**To:** Hicks, Claudia  
**Subject:** DP-2017-01010 Eden Medicinal devapp

Hi Claudia,

s.22(1) I will be sending some comments but first have some questions of clarification.

In relation to the development application:

- Is Eden proposing to move or expand into a different (the adjacent) space than which it currently occupies in that same building?
- Does the City consider this location within the 300 m of Franklin Elementary?
- What efforts has the City undertaken to contact the principal and parents of this school?
- What are the requirements to post the DevApp in the store front? Eden has since removed the sign, despite the fact that CoV is still seeking comments?

In relation to CoV MM bylaws:

- What is the status of the fines that I understood Eden Medicinal was being issued for lack of business permit when they opened early last year? Have they been paid, and if not, will payment be a condition of this application?
- How will the city consider this development application in light of the fact that three other dispensaries are within 300 metres of the applicants, which I understand some have been fined and some have injunctions, but neither of these actions has resulted in compliance with the City's bylaws.
- How will the City consider these types of medical marijuana dispensary applications in light of pending federal regulation on recreational marijuana and who/how can be retailers once federal regulation is in place?

Many thanks for your time.

s.22(1)



A✓



Hicks, Claudia

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From: s.22(1)  
Sent: Wednesday, January 10, 2018 10:15 PM  
To: Hicks, Claudia  
Subject: Notice of Development Application

Good evening.

We s.22(1)

s.22(1)

s.22(1)

Back then, our surroundings were clean and fresh, clean air. Some 2 or 3 years ago, a marijuana store occupied the commercial space s.22(1) Due to the owner's negligence, a fire broke out, luckily it was put out in a timely manner by our ever reliable Vancouver fire fighters. For unknown reason that store was replaced by Cannibis Culture. Soon another medical pot store under the name of Eden Medical/Grapefruit Health Society. I'm not sure if both are the same stores.

Ms. Hicks, s.22(1) to any form of disturbance or issues in the neighborhood s.22(1) However, since we received the notice of development of application, we begin to question, why it should get this far allowing these businesses near schools when obviously detrimental to many as a whole. I hope 'red tape' is something taboo in this city that I chose to s.22(1)

s.22(1)

s.22(1)

complain smelling marijuana, s.22(1) inhales/smells marijuana. I'm sure you would not want your children (if you have any) to experience this. And soon, s.22(1) The fact that the there is already a violation in the proximity should be enough reason not to pursue the application.

Ms. Hicks, probably, my reaction would be different s.22(1)

s.22(1)

s.22(1)

easier said than done. But I am humbly and respectfully asking you to hear us. As a parent, are my fears valid? Please save the children. Vancouver has already thousands of families wrecked by careless, irresponsible use of marijuana. Please use your department, put the laws in action as part of your City Planning.

s.22(1)

Thank you.

Respectfully yours,

s.22(1)

AJ

**Hicks, Claudia**

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**From:** s.22(1)  
**Sent:** Wednesday, January 10, 2018 9:59 PM  
**To:** Freeman, John  
**Cc:** Hicks, Claudia  
**Subject:** Fwd: Hastings Sunrise neighbourhood concern

Hello Mr. Freeman,

Thank you for speaking with s.22(1) some information. I wanted to share this series of emails with you (and Claudia) so you can get a sense of what we are dealing with here in this neighbourhood and why it was so frustrating to receive the notice (ANOTHER marijuana shop @ 3400 block East Hastings) in the mail! It is ridiculous! Please see my original email dated July 26, 2017.

s.22(1) I have erased their names for confidentiality purposes as I do not have their permission to share. They put me in touch with our area Community Policing Constable (see email below). As you can see even the VPD's hands are tied. I left Constable Edmunds name here as this is his area and you may have spoken to him about the problems in the neighbourhood.

In closing, I hope this email is taken seriously. I feel that any action taken on our part seems very fruitless and that the shops are basically thumbing their noses at the city lawmakers and everyone seems okay with that as there is no enforcement (or at least it doesn't appear to be) for the people who continue to operate without with a permit.

Thanks, s.22(1)

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**From:** s.22(1)  
**Sent:** August 8, 2017 2:38 PM  
**To:** s.22(1)  
**Cc:**  
**Subject:** RE: Hastings Sunrise neighbourhood concern

Hi s.22(1)

This location was refused a development permit and was asked to close.

However, they are continuing to operate and receive regular bylaw enforcement by the City.

The City has since begun working on injunctions on these dispensaries.

To date, s.22(1)

The process is long, but with the new federal legislation pending for July 2018, the city is doing what they can in the meantime.

In the meantime, you can report any concerns to 311.

Below is some good information from the city on what they are doing in regards to the marijuana shops.

<http://vancouver.ca/files/cov/list-of-refused-applications-for-medical-marijuana-related-uses-preliminary-development-permits.pdf>

Permits and licencing for medical marijuana-related uses ...

vancouver.ca



Permits and Licencing for Medical Marijuana-Related Uses Refused Applications and Board of  
Variance Appeal Hearing Schedule Preliminary development permit ...

[www.vancouver.ca/medical-marijuana-business](http://www.vancouver.ca/medical-marijuana-business)



## Medical marijuana-related retail dealers and compassion clubs

[www.vancouver.ca](http://www.vancouver.ca)

Apply to operate a medical marijuana-related business or  
compassion club in Vancouver, and learn how we regulate  
these types of businesses.

From a police stand point we take action against these shops if we receive information they're selling to minors.

I will try and stop by to speak with the business owners regarding your concerns and ask they respect their neighbours.  
Also I will frequent the area to **s.22(1)**. My CPC volunteers who patrol the  
area will also be made aware.

I didn't see your phone number in the thread of emails. If you would like to chat further on it let me know and email me  
your telephone number.

Thanks

**Constable Graham Edmunds 2303**

Vancouver Police Department  
Operations Division D2 NPT  
Hastings Sunrise NPO

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**From:** **s.22(1)**  
**Sent:** Monday, August 07, 2017 3:13 PM  
**To:** EDMUNDS, Graham  
**Subject:** Hastings Sunrise neighbourhood concern

Hi Constable Edmunds,



As you can see below in some previous emails, I asked \_\_\_\_ to see if she could point me in the right direction to help deal with a problem that is happening in my neighbourhood. I am really hoping that you can help shed some light or give us some guidance around this issue.

I would be very happy to come and talk with you as I am on summer holidays so my days are quite flexible.

Thanks, s.22(1)

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**From:** s.22(1)  
**Sent:** Tuesday, August 01, 2017 6:16 PM  
**To:**  
**Subject:** Re: wondering if you could help me with this

Hi,

Thanks so much for the reply! No worries.....I know you are not in patrol, I was just hoping for some guidance. Thanks so much for this information. I will email Cst. Edmunds first and then s.22(1)  
I'm sure this problem is happening all around the city and I just have to shake my head.

I'll let you know how things go.

Thanks again, s.22(1)

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Good morning s.22(1)

I wish I was in patrol and able to help you out with this. The best I can do is to direct your concerns to the Hastings Sunrise Community Police Officer, Graham Edmunds. I'm hoping he can come up with some creative ways of dealing with the issues. s.22(1) if you haven't heard from him by mid August I would suggest you follow up my request with a phone call. His contact information is listed below:

Cst. 2303 Graham Edmunds  
604-717-9559  
[graham.edmunds@vpd.ca](mailto:graham.edmunds@vpd.ca)

I hope it all works out. If you have any issues let me know.

Talk soon,

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**From:** s.22(1)  
**Sent:** Wednesday, July 26, 2017 10:34 AM  
**To:**  
**Subject:** wondering if you could help me with this

Hi,

Hope you are having a great summer! I was hoping that you could point me in the right direction for something that has been bothering me for quite some time now. The problem is a marijuana shop in my neighbourhood. I have been wanting to get some information for awhile now s.22(1) and I just never got around to doing anything s.22(1) watch people at our Hastings Sunrise Community Policing Centre but wondering if there is someone else I can speak with.

s.22(1) 3400 Hastings to 3600 Hastings  
@ Boundary there are 3 shops. s.22(1)

The problem is this....the car traffic has increased and subsequent parking spaces have decreased along Hastings which has meant s.22(1)

s.22(1) This in itself is not a problem but the problem lies in the fact that marijuana shop customers will s.22(1) and when the weather is bad (fall and winter), they will smoke in the s.22(1)

s.22(1)

s.22(1) but have to walk through 2nd hand marijuana smoke. The other problem is that the people who are going in to smoke then get in their cars to drive away...essentially driving while under the influence. That has to be dangerous!

The other thing that seems against bylaws I have read about.....there is an elementary school less than 300 meters away from the store and the street is used by many kids walking to and from school. There is also a soccer store located in the same little mall and there are always kids going in and out buying their soccer gear. s.22(1)

I get that this is a city wide problem with many complexities and issues but is there anything that can be done or someone we can talk to to get some answers or guidance. I'm just hoping that you can direct me somewhere that is more direct than me calling say city hall and then having to go through that labyrinth of bureaucracy :)

Thanks so much, s.22(1)

Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Tuesday, January 09, 2018 1:18 PM  
**To:** Hicks, Claudia  
**Subject:** Please stop development app 3421 East Hastings dp-2017-01010

Dear Claudia,

We are extremely disappointed and worried to hear the news about opening the medical Marijuana office s.22(1). More importantly we are concerned that it is also so close to Franklin Elementary School where young children currently safely walk to and from school with their caregivers. We don't believe this is right and do not approve.

We also feel strongly against having Marijuana disbursed this way. If it is truly a medicine then Marijuana belongs in a pharmacy. We have medicines that we take for our health issues and we go to the local pharmacy to purchase them.

And let's not forget that there are really a lot of problems with people using Marijuana as a recreational drug and the historic scandals and drug related crimes with gangs that is part of the Marijuana industry. We will not be fooled to think that this center will not be a target for this maybe in the future. We are not prepared to take this risk for our beautiful safe community. Please consider our concerns. This is a very serious problem if we start bringing drugs like s.22(1) and the children at Franklin school.

Thank you for the opportunity to voice our concerns. We hope you understand.

Sincerely

s.22(1)



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## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Monday, January 08, 2018 3:08 PM  
**To:** Hicks, Claudia  
**Subject:** 3421 Hasting st

Isn't this premature? The new Federal government regulations are to come into effect this summer, barring any complications.

So, as it stand now, if they are selling marijuana or oils, etc. they are still breaking Federal law (that the civic government and police ignore. Yes, you do.)

They will not have a license as a pot seller as NO ONE has a license for a pot shop; it is still illegal to sell pot from a store front, even if you have one of the few licenses the City of Vancouver has [illegally] granted. (But hopefully meets the anticipated requirements.)

3. In those made up regulations, I do believe there is a limit to proximity to schools, and how many shops can be in a particular radius. I would agree with the other comment you have received that Franklin School is still within this perimeter, so for that reason alone, it SHOULD NEVER BE GRANTED. As well as there are two others within three blocks and a "learning Centre" in the 3400 block that children attend.

4. BE AWARE that even though this is "conditional", the Board of Variance can still override the City's decision, so anyone opposed needs to be VERY LOUD.

For the record, I am opposed to anything being approved until the Province of BC actually has authority over this issue.

And the CoV needs to advise us of their decision, and if the Applicant decides to go to the Board of Variance.

Sent from my iPhone



**Hicks, Claudia**

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**From:** s.22(1)  
**Sent:** Thursday, January 11, 2018 2:23 PM  
**To:** Hicks, Claudia  
**Cc:** s.22(1); CLRstephenson@vancouver.ca; Louie, Raymond; Deal, Heather; Affleck, George; shane.simpson.mla@leg.bc.ca; Jang, Kerry; Carr, Adriane  
**Subject:** FW: Medicinal shop application  
**Attachments:** Medicinal Shop application.pdf

Dear Ms. Hicks,

I am enclosing my previous emails with the city regarding the Medicanna on Boundary and Hastings 3600 Block and other issues in our Neighborhood.  
PLEASE DO NOT ISSUE THEM OR ANY OTHER MARIJUANA DISTRIBUTOR OR LIQUORE STORE ON 3400-3600 HASTINGS STREET A PERMIT!!!! THEY ARE WITHIN 300 METERS OF A SCHOOL. IT IS NOT SAFE!!

After reading my e-mails, you might sense the frustration that I am feeling. My original email dates back to September 28, 2016. How anyone can run an establishment for that LONG without a permit makes no sense at all! s.22(1)  
Andrea Law and Sarah Hicks. Both very kind and informative, but with limitations in what they could do.

Please do the right thing and deny this application and help shut them down once and for all. This has been going on way too long.

Thank you,

s.22(1)

## EMAIL #1, SENT SEPT. 9, 2016

On 2016-09-28, 10:28 PM s.22(1) wrote:

Hello,

My s.22(1). My family pays our taxes, take pride in keeping our property clean and participate actively in our community. In our household it s.22(1). Let me begin by saying I love where I live and I love my neighborhood, but I do not love what has been happening in the past couple of years.

Since the addition of transitional housing between the 3400-3600 blocks of Hastings street and other unfortunate changes, there has been a huge change in the neighborhood and a lost feeling of safety. I know that I am presented with information that states that there has been no additional crime in the area due to these changes, but that is completely false (ask anyone in the neighborhood and they will confirm that). The incidences as seen on the news at the McDonalds Restaurant at 3400 block Hastings alone is proof of that. The pan handlers on EVERY part of the intersection at Cassiar and Hastings street that are aggressive and argue amongst each other for curb space almost causing accidents is proof of that. The gas station on 3500 block Hastings with people asking for money and harassing customers is proof of that. Vagrants wandering the neighborhood in the middle of the night stealing from the people who live here, is proof of that.

The tent camp that set up above the Skeena tunnel is most intimidating....especially to those walking down the paved path with children. All I was told by the City of Vancouver is that it was not their property therefore not their



problem. When finally dealing with the Ministry of Highways I was told that there was no point moving it because it **would** just pop up somewhere else. I was asked if I was attacked while down there, and the answer was no....but do I need to be in order for something to be done?

But now...on top of everything....the MARIJUANA ESTABLISHMENTS, THAT FOR SOME REASON ARE STILL OPEN AND OPERATING WITHOUT A LICENCE, LATE INTO THE NIGHT ON HASTINGS BETWEEN 3400-3600 Hastings Street??!! How this can happen when Franklin School and The Kootenay Loop Bus exchange are 1 block away. s.22(1) for money, often by individuals that have been using drugs. As an adults it can be very intimidating, I can't imagine how the children that take the bus there feel. s.22(1)

I have tried hard, but for the life of me I cannot understand why an establishment, can open on a daily basis, for extended hours, illegally and continue to do so? Does this mean that my husband can run his business in Vancouver without his license?

Please please tell me that these Marijuana establishments are going to be shut down sooner than soon. The fact that they haven't been shut down already is just awful.

In the last 12 months s.22(1) have been continuously violated, including s.22(1) There have been men in hoodies peering in windows. Strangers being caught in yards. ***Neighbors are starting to say, "it's time to move out of here" and some have already done so. This is not something that I want to hear. Is this what you, the staff of the City of Vancouver want to hear?***

Like I stated in my first paragraph...I love where I live and I am saddened by what is happening. Is there any thought being put into communities and their safety any more? There is a problem in Vancouver, and it needs to be addressed, but not the way it has been. Some of the things that were done and are being done are just not right.

Thank you for taking the time to read my e-mail. I will be waiting to hear from you.

Sincerely,

s.22(1)

## EMAIL #2 SENT JULY 17, 2017

**From:** s.22(1)

**Sent:** Monday, July 17, 2017 3:51 PM

**To:** Freeman, John; Hicks, Sarah; Jang, Kerry; Louie, Raymond; Mayor and Council Correspondence; Robertson, Gregor; Law, Andrea; [shane.simpson.MLA@leg.bc.ca](mailto:shane.simpson.MLA@leg.bc.ca)

**Subject:** Re: Hastings-Sunrise Issues & Marijuana Establishments

Good afternoon everyone,

I have been meaning to send this for some time, but family priorities have kept me busy. Since sending this initiating email in September 2016 to all of you (I have since added Andrea Law and Mr. Shane Simpson), s.22(1) John Freeman and Sarah Hicks on the phone (I thank them for their time, especially John), I feel completely no further ahead and actually things are getting much worse. I will keep it simple to point form so this is easier to get through.

Old issues that nothing has been done about:



1. All Marijuana establishments are still open and fully operational and more have opened since my last email. All are very disruptive, with inappropriate driving behaviors while erratically parking in front, questionable clientele, and let's not forget within 300 meters of a school. Actually, SWED (3400 block Hastings) has a child development learning center 3 doors down from it, Medicanna (3600 block Hastings) has a child developmental learning facility half a block up on the Burnaby side and let's please not forget Franklin School and the Kootenay Loop. I'm not even going to mention the massage parlors. Why, after 10 months has nothing been done?

2. The Ramada living facility (3400 Hastings) continues to have a negative impact on this community. As much as everyone wants to say this is a positive thing, the crime rate has significantly increased in this area. Residents of the Ramada bolt from the Ramada to McDonalds on Hastings in the middle of the street all the time. The gas station across the street constantly has people asking for money in a very aggressive manner. Things are getting worse, not better.

3. Homeless camp set up over the Skeena Tunnel off of the bike lane to and from the 2nd Narrows bridge. Not a lot to say other than completely gross and very scary walking on that path. Please, just go take a look in those bushes, that is all I ask of you, then let me know what you think. It's completely crazy to have that in a residential area with children around, and just off of a bike path.

#### New Issues:

1. A new Youth addiction recovery program at 3430 Franklin Street. Really, in the middle of this neighborhood, right next to a school, with everything else going on? How and why would the city let this happen?

2. Rumors of a safe injection site in the new low-rise building on the corner of Skeena and Hastings. Honestly, if this is even a possibility, this neighborhood is going to give it all it's got to stop it. I hope it is that, just a rumor, and if it is not, once again, how and why would the city let this happen?

s.22(1)

with police cars coming in to make an arrest with police dogs. Thank goodness for VPD who should be complimented more often than they are.

There are other negative things in the neighborhood that I can mention (other transient housing, establishments without licences, drug dealers loitering, etc), but I think you get where I am going with this. I appreciate nothing is perfect. There will always be crime. There will always be drugs. There will always be those who need help. A little is okay, but how much can one neighborhood take. I think there has been enough here.

Like I said in my 1st email to everyone, s.22(1), law abiding citizens, pay our taxes, take pride in keeping our property clean and participate actively in our community. It is so sad to see our neighbors selling their homes and moving away due to all the negative things going on in this neighborhood. s.22(1) and have loved our neighborhood, but are as so sad to see how it has changed. I don't even feel safe s.22(1) from the Kootenay loop.

Thank you for taking the time to read this. (my apologies if I have emailed you in error. Please forward if you think it appropriate to others in City Hall)

Sincerely, s.22(1)

# NOTICE OF DEVELOPMENT APPLICATION

3421 East Hastings Street  
DP-2017-01010



January 4, 2018

Eden Medicinal has applied to the City of Vancouver for permission to change the use of the existing unit to a Medical Marijuana-Related use. The proposal includes the following:

- interior alterations and to change the office use, (Health Enhancement Centre), to a Medical-Marijuana-Related use;
- proposed operating hours of 8:00 a.m. to 10:00 p.m., seven days a week; and
- proposed floor area of approximately 1,100.0 square feet.

Under the site's existing C-2C1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **January 20, 2018**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Claudia Hicks**, Project Coordinator at **604.871.6083** or [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Wednesday, January 10, 2018 7:32 AM  
**To:** Hicks, Claudia  
**Subject:** Cannibus Culture

Dear Claudia ,

My names s.22(1)

s.22(1) a non licensed pot shop Cannibus Culture.

Now they are try to legitimize it .

How can that be ?

I am complaining, will continue to complain about this illegal place .

They have no business licenses.

They are around the corner with too close proximity to a elementary school.

They have illegal signage .

Create multiple parking infractions by s.22(1) and neighborhood.

Smokers in the park s.22(1) litter , Vehicle being vandalized and multiple confrontations with neighbors, patrons and

s.22(1)

People are not feeling safe in there own homes and neighbourhood.

There is total disrespect !!!!

This business was already firebombed once s.22(1)

This all needs to stop !!!

It's starts with this business not getting any licensing .

Please consider all that has been shared from me and others !!

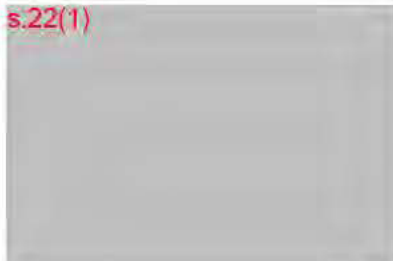
Sincerely,

s.22(1)

A ✓

Sent from my iPhone

s.22(1)





## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Friday, January 05, 2018 3:39 PM  
**To:** Hicks, Claudia  
**Subject:** Notice of Development

Re:3421 East Hastings St  
DP2017-01010

Hello Ms Hicks

We are contacting you to express our opinion with regards to the above mentioned Development Application. We believe that this change of use to a Medical Marijuana business is ill advised. It should be taken into consideration the residential occupancy in the area, which is a mix of family home owners and also vulnerable renters.

Thank you for the opportunity to comment on this application.

s.22(1)



AV

**Hicks, Claudia**

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**From:** s.22(1)  
**Sent:** Monday, January 08, 2018 11:39 PM  
**To:** Hicks, Claudia  
**Subject:** DP-2017-01010

Dear Ms. Hicks

s.22(1)

I would like to give my opinions regarding the pending Development Application - DP-2017-01010

I find it appalling that the existing pot store can have an outstanding injunction against it, yet still be able to make application using a different business name.

A call to city planning told me the application is likely not going to go through because of the proximity to Franklin Elementary School. I was also told to be sure to voice my opinion as there is no guarantee it won't be accepted, or overturned in the event that they appeal a denial.

There is presently a Cannabis Culture operating at this address with no Business Licence, and an obnoxious neon sign that strata nor the city have approved. There is an injunction pending with Cannabis Culture as they operate with impunity, banking on the city's lack of resources to do anything about it. In the meantime, s.22(1) flunkies smoking pot in the alley, erratic parking while they run in for pot, and an oversized neon sign that is on 24hrs a day, despite being fined by Strata and the City for it.

Please! Do not allow this location to have a pot store now or in the future s.22(1)

s.22(1) located close to Franklin Elementary School, and that the existing store is operating illegally.

thank you for your time,

s.22(1)

AN

## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Monday, January 15, 2018 1:28 PM  
**To:** Hicks, Claudia  
**Cc:** Reimer, Andrea; s.22(1)  
**Subject:** Re: VANCOUVER HEIGHTS - Medicinal shop application

Thanks. Had lots of dialogue with Andrea Reimer.

s.22(1)

s.22(1)

On Jan 15, 2018, at 1:24 PM, Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)> wrote:

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

604.871.6083

<image003.png>

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited

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**From:** s.22(1)  
**Sent:** Monday, January 08, 2018 1:01 PM  
**To:** s.22(1)  
**Cc:** Affleck, George; Hicks, Claudia; Jang, Kerry; Ball, Elizabeth; Bremner, Hector; De Genova, Melissa; Deal, Heather; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor  
**Subject:** VANCOUVER HEIGHTS - Medicinal shop application

Hi s.22(1) -

Thanks for this.

A few comments, that I am happy for you to share.

1. Any and all neighbours should take it upon themselves to reply **BEFORE JAN. 20, 2018** to the person below. (Claudia Hicks, [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca). I recommend emailing and cc'ing Gregor and councillors. It is always good to copy people.

I have copied the Mayor, Claudia Hicks as well as all the councillors on this email. (I have edited our neighbours names and addresses and blind copied them as I am not



sure if they want anyone to have their email addresses, but I am happy for the CoV to know they got this email).

If you hit "Reply All" you will get them all.

2. Isn't this premature? The new Federal government regulations are to come into effect this summer, barring any complications.

So, as it stand now, if they are selling marijuana or oils, etc. they are still breaking Federal law (that the civic government and police ignore. Yes, you do.)

They will not have a license as a pot seller as NO ONE has a license for a pot shop; it is still illegal to sell pot from a store front, even if you have one of the few licenses the City of Vancouver has [illegally] granted. (But hopefully meets the anticipated requirements.)

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4. BE AWARE that even though this is "conditional", the Board of Variance can still override the City's decision, so anyone opposed needs to be VERY LOUD.

For the record, I am opposed to anything being approved until the Province of BC actually has authority over this issue.

And the CoV needs to advise us of their decision, and if the Applicant decides to go to the Board of Variance.

Regards,

s.22(1)

On Jan 6, 2018, at 10:40 AM, s.22(1) sent this...

Good morning neighbours,

A neighbour had asked me to share this info with you. FYI and action. It is self explanatory. The location in question is at the corner of Cassiar and Hastings (north side).

Regards,

s.22(1)

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Please share this information with neighbours. Thanks.

<Medicinal Shop application.pdf>

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**From:** S.

**Sent:** Saturday, January 6, 2018 1:14 PM

**To:** s.22(1)

**Subject:** Fwd: pot shops dp-2017-01010 3421 e Hastings St

Hi s.22(1) thanks for the email on the pot shop feel free to post my email to the group and hope others send in there own email.

----- Forwarded message -----

**From:** s.22(1)

**Date:** Sat, Jan 6, 2018 at 1:11 PM

**Subject:** pot shops dp-2017-01010 3421 e Hastings St

**To:** [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

Regarding the application for this address first why are they still there within 300 m of a school and what is there intention for future operations .also there is the sweed pot shop on the other side of the street, so there s two shops operating against the city by law why is this allowed to continue.

Can we petition and have them shut down.

Thanks for your attention on this matter hope to get a answer to this soon .

## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Thursday, January 18, 2018 3:47 PM  
**To:** Hicks, Claudia  
**Subject:** DP-2017-010101 3421 East Hastings - Written Comment Re: Development Notice

Hi Claudia,

Thanks for speaking to me on the phone. Below are my written comments regarding the Development Notice - DP-2017-010101 - for 3421 East Hastings.

s.22(1) . They have been a constant nuisance since s.22(1)

I would like to voice my strong opposition to any development of this marijuana dispensary location for the following reasons:

- 1) They are operating without a business license.
- 2) They are operating within 200 meters of an elementary school.
- 3) Their customers park cars s.22(1) sometimes even blocking the bike lane from Hastings to Cassiar St, to run into the shop.
- 4) Their customers frequently leave garbage s.22(1) and smoke marijuana s.22(1)
- 5) Their staff and customers smoke s.22(1) On more than one occasion s.22(1)
- 6) The air intake s.22(1) by marijuana smoke and s.22(1) smells of marijuana smoke. This has happened on many many occasions.
- 7) Finally, their very large **Cannabis Culture** sign is obtrusive to the sidewalk (sticking out many inches) and is very bright and on 24 hours a day.

s.22(1) we would like them to abide by the city bylaws.  
Please help us see this happen.

Please deny them any further development permits and close this illegal dispensary.

Thank you for your time and efforts.

Best,  
s.22(1)

s.22(1)





## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Saturday, January 06, 2018 7:45 PM  
**To:** Hicks, Claudia  
**Cc:** s.22(1)  
**Subject:** Fw:Medicinal shop application  
**Attachments:** Medicinal Shop application.pdf

Hi Claudia,

As residents s.22(1) Franklin Elementary school, we would like to express our strong objection to this self claimed "medical shop" application. This pot shop is illegal either to federal regulations or Vancouver bylaw. It has been illegally running for over a year or more. According to Vancouver's bylaw no pot shop should be opened within 300m radius of a school or to another pot shop. As a fact there is another illegal pot shop across street from 3421 E Hastings St. It is called SWED. It is a shame that city of Vancouver has been allowing such illegal shop open for so long. As neighbour of those two shops we had to smell people smoking pot on our sidewalk and kids were forced to walk pass the shop and its smoking customers everyday. Please do the right thing to shut down the pot shops before it polluted more neighbours and kids.

Regards,

s.22(1)  
Neighborhood Resident

s.22(1)

A ✓

# NOTICE OF DEVELOPMENT APPLICATION

3421 East Hastings Street  
DP-2017-01010



January 4, 2018

Eden Medicinal has applied to the City of Vancouver for permission to change the use of the existing unit to a Medical Marijuana-Related use. The proposal includes the following:

- interior alterations and to change the office use, (Health Enhancement Centre), to a Medical-Marijuana-Related use;
- proposed operating hours of 8:00 a.m. to 10:00 p.m., seven days a week; and
- proposed floor area of approximately 1,100.0 square feet.

Under the site's existing C-2C1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **January 20, 2018**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Claudia Hicks**, Project Coordinator at **604.871.6083** or [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

**Hicks, Claudia**

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**From:** s.22(1)  
**Sent:** Sunday, January 07, 2018 5:40 PM  
**To:** Hicks, Claudia; Louie, Raymond; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; De Genova, Melissa; Deal, Heather; Jang, Kerry; Reimer, Andrea; Stevenson, Tim  
**Cc:** s.22(1)  
**Subject:** Development Application DP-2017-01010

Dear Ms Hicks and City of Vancouver Councillors

I am contacting you about the Development Application for 3421 East Hastings St. to change the use of the existing unit to a Medical Marijuana-Related Use.

I have read the operational letter that is posted on your website and I am concerned that the business owner is either unaware of the bylaw or the location of the elementary school in the neighbourhood. The location of this business is within 300 meters of the property line of Sir John Elementary school which is in contravention of the zoning by law that the city put into place to regulate these facilities.

Additionally, there are already two other medical marijuana facilities (S.W.E.D. Dispensary at 3450 E. Hastings St and MediCanna at 3673 E. Hastings St.) within 300 meters of this location (which is currently being operated without a permit as a Cannabis Culture store). I do realize that these facilities are not permitted and are operating without business licences but I would expect that before you set a precedent of relaxing the regulations for one operator in this area that you deal with all of the operators that are currently operating without business licences.

Since this by-law has been put into place in 2015 nothing has been done to address the density of Medical Marijuana businesses in my neighbourhood. I have previously spoken with the city and was told that these businesses had injunctions placed against them but as that doesn't seem to be proceeding with any timeliness I am concerned that instead of enforcing the bylaw you are relaxing the regulations for the existing businesses.

This bylaw was put in place to deal with the proliferation of marijuana businesses in the City of Vancouver but a bylaw is useless without enforcement. It is my opinion from watching what has happened here in the last two years that your office is unable to enforce the regulations. Therefore, I do not want any businesses in the area that will require monitoring or enforcement (no minors, lines outside business etc) as you are unable to provide an adequate level of service.

Please consider actually enforcing the regulation as it currently exists and see how that works for the City or you might as well repeal the by-law. I am very tired of walking through this neighbourhood and having to smell the stench of pot outside of these businesses and having to have security guards stand on the street to monitor the lines. This was a lovely family oriented neighbourhood but it is now becoming a destination for pot smokers with all the choice. Please deal with these issues before you start relaxing the regulations.

I feel that by-law was well thought out and is adequate as it stands. The inability or reluctance to enforce the by-law is also proving to me and my neighbours that this city council, although well meaning is ineffective.

Regards,

s.22(1)



## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Saturday, January 06, 2018 5:29 PM  
**To:** Hicks, Claudia  
**Subject:** DP-2017-01010

Hello Claudia,

I received a notice of development application today from the City for 3421 East Hastings Street. I am surprised that the city is even considering this application given that the site is less than 300m from Sir John Franklin Elementary School, so is in contravention of the city's own bylaw. Unless that city has repealed this bylaw, then this application should be immediately denied.

Also, the site is within 300m of at least two other medical marijuana related facilities so would also be in contravention of the bylaw under this condition.

Please ensure that you inform the Director of Planning given the City's bylaw, this application should be given no further consideration. In addition I would encourage the city to shutdown all other medical marijuana facilities that are illegally operating within 300m of Franklin Elementary.

Best regards

s.22(1)

A large rectangular area of the document is redacted with a grey box. A handwritten signature is visible over the redacted area.

Hicks, Claudia

---

**From:** s.22(1)  
**Sent:** Monday, January 08, 2018 3:03 PM  
**To:** s.22(1)  
**Cc:** Affleck, George; Hicks, Claudia; Jang, Kerry; Ball, Elizabeth; Bremner, Hector; De Genova, Melissa; Deal, Heather; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor  
**Subject:** Re: VANCOUVER HEIGHTS - Medicinal shop application

Did you know SWED stand for **S**moke **W**eed **E**very **D**ay?

s.22(1)

On Jan 8, 2018, at 2:31 PM, s.22(1) wrote:

Regarding the application for this address, first why are they still allowed to operate within 300 m of a school, and what is their intention for future operations. Also there is the swed pot shop on the other side of the street, so there are two shops operating against the city by law and this will be a third why is this allowed to continue.

Can we petition and have them shut down.

Thanks for your attention on this matter hope to get an answer to this soon.

On Mon, Jan 8, 2018 at 1:00 PM, s.22(1) wrote:

Hi s.22(1)

Thanks for this.

A few comments, that I am happy for you to share.

1. Any and all neighbours should take it upon themselves to reply **BEFORE JAN. 20, 2018** to the person below. (Claudia

Hicks, [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca). I recommend emailing and cc'ing Gregor and councillors. It is always good to copy people.

I have copied the Mayor, Claudia Hicks as well as all the councillors on this email. (I have edited our neighbours names and addresses and blind copied them as I am not sure if they want anyone to have their email addresses, but I am happy for the CoV to know they got this email).

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They will not have a license as a pot seller as **NO ONE** has a license for a pot shop; it is still illegal to sell pot from



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3. In those made up regulations, I do believe there is a limit to proximity to schools, and how many shops can be in a particular radius. I would agree with the other comment you have received that Franklin School is still within this perimeter, so for that reason alone, it SHOULD NEVER BE GRANTED. As well as there are two others within three blocks and a "learning Centre" in the 3400 block that children attend.

4. BE AWARE that even though this is "conditional", the Board of Variance can still override the City's decision, so anyone opposed needs to be VERY LOUD.

For the record, I am opposed to anything being approved until the Province of BC actually has authority over this issue.

And the CoV needs to advise us of their decision, and if the Applicant decides to go to the Board of Variance.

Regards,

s.22(1)

On Jan 6, 2018, at 10:40 AM s.22(1) sent this...

Good morning neighbours,

A neighbour had asked me to share this info with you. FYI and action. It is self explanatory. The location in question is at the corner of Cassiar and Hastings (north side).

Regards,

s.22(1)

---

Please share this information with neighbours. Thanks.

<Medicinal Shop application.pdf>

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**From:** s.22(1)

**Sent:** Saturday, January 6, 2018 1:14 PM

**To:** s.22(1)

**Subject:** Fwd: pot shops dp-2017-01010 3421 e Hastings St

Hi s.22(1) thanks for the email on the pot shop feel free to post my email to the group and hope others send in there own email.



----- Forwarded message -----

From: s2211

Date: Sat, Jan 6, 2018 at 1:11 PM

Subject: pot shops dp-2017-01010 3421 e Hastings St

To: [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

Regarding the application for this address first why are they still there within 300 m of a school and what is there intention for future operations .also there is the sweed pot shop on the other side of the street, so there s two shops operating against the city by law why is this allowed to continue.

Can we petition and have them shut down.

Thanks for your attention on this matter hope to get a answer to this soon .

Hicks, Claudia

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From: s.22(1)  
Sent: Wednesday, January 17, 2018 4:01 PM  
To: Hicks, Claudia  
Subject: DP 2017 - 01010

I am writing s.22(1) I oppose the permit proved to authorize the marijuana store. Not only does the location contradict city location criteria, the tenant has erected offensive signage also in contravention, cannot seem to contain the odour effectively and seems to have encouraged drug dealing in s.22(1) the idling cars on Cassiar which seems to freak out the dealers but I fear this is not a particularly safe practice. Cassiar and s.22(1) with a hodge podge of pot store clients and dealers stopped haphazardly. I believe the City should stick to their location criteria and deny this application

Thanks

s.22(1)

Sent from my iPhone

s.22(1)



## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Wednesday, January 10, 2018 12:03 PM  
**To:** Affleck, George; Hicks, Claudia; Jang, Kerry; Ball, Elizabeth; Bremner, Hector; De Genova, Melissa; Deal, Heather; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor  
**Subject:** Medicinal marijuana shop application in Vancouver Heights: DP-2017-01010

Hello

I write to express my opposition to the City of Vancouver allowing a medical marijuana dispensary at 3421 Hastings Street for the following reasons:

**Public policy:** There is a transition housing for persons with substance abuse issues located on the 3400 Block of Hastings Street. There is already 1 marijuana dispensary and a cold beer & wine store on this block. It does not seem like good policy to surround people trying to deal with substance abuse issues with alcohol and marijuana at their front doors.

Moreover, there is an elementary school about 1 block away. I understand that it is of utmost importance to keep marijuana away from children. Having them exposed to 2 pot shops (not to mention the beer store and the "asian relaxation centre") on their way to and from school seems contrary to the goal of keeping them away from negative influences, including marijuana.

**Limiting neighborhood amenities:** Granting permission for a marijuana dispensary at this location precludes any other service or retailer from using that space. As mentioned, there is already a pot shop on this block and there is another at the corner of Boundary and Hastings. For those in the community that want to buy marijuana they are already well served. The community needs other services, for example: a fruit and vegetable store, medical and dental services, banks, tutoring services such as Kumon, etc. This community needs a diversification of services, not just several businesses selling the same product (no matter what that product may be).

**City's own rules:** I believe this location falls within 300 meters of Franklin Elementary and thus violates the City's own rules on where these businesses can be operated. Granting an exception in this instance may set a precedent whereby other dispensaries seek similar concessions.

I hope that you will agree that granting permission for a marijuana related business at 3421 Hastings Street is not in the best interests of the community, particularly the neighborhood children and will deny this application.

Best regards,

s.22(1)

s.22(1)





## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Tuesday, January 09, 2018 3:09 PM  
**To:** Hicks, Claudia; Louie, Raymond; Affleck, George; Ball, Elizabeth; Carr, Adriane; Stevenson, Tim; Bremner, Hector; De Genova, Melissa; Deal, Heather; Jang, Kerry; Reimer, Andrea  
**Subject:** Development Application DP-2017-01010

Dear Ms. Hicks and Counsellors,

I am writing regarding the Development Application for 3421 East Hastings Street to change the use of the existing unit to a Medical Marijuana-Related use.

This is the third marijuana-related facility within three city blocks on East Hastings (S.W.E.D. Dispensary at 3450 East Hastings and MediCanna at 3673 East Hastings are also in this area), all of which are within 300 metres of Sir John Franklin Elementary School. The site at 3421 East Hastings is also a couple of doors over from Skeena House, a transitional housing facility housing some of the city's vulnerable homeless, some of whom have addiction issues, and one block behind a planned facility for youth recovering from substance abuse at 3430 Franklin Street (opening in 2018).

It is shocking to me that the city would even consider allowing any marijuana-related businesses in this area given their proximity to the school and other facilities whose purpose is to get the vulnerable back on their feet again. The notice of the development application includes the wording "under the site's C-2C1 zoning, the application is 'conditional' so it may be permitted; however it requires the decision of the Director of Planning". How can it be conditional when it is within 300 metres of the elementary school, a direct violation of the city's by-law supposedly put in place to protect the community's children? The application should automatically be rejected on these grounds, not ever considered conditional. And the existing operations in violation of the bylaw need to be shut down as soon as possible.

The City of Vancouver needs to do what they said they would do, enforce the bylaw and protect the community, sooner rather than later.

s.22(1)



s.22(1)



## Hicks, Claudia

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**From:** s.22(1)  
**Sent:** Saturday, January 13, 2018 12:39 PM  
**To:** Hicks, Claudia  
**Subject:** Vancouver Heights Medical Marijuana Shop Application  
**Attachments:** Medicinal Shop application.pdf

Dear Ms. Hicks,

I am writing to state my opposition to a license being granted for this business.

According to the regulations as outlined on the City of Vancouver web page (<http://vancouver.ca/doing-business/medical-marijuana-related-business-regulations.aspx>) this proposed business would be in violation of the following requirements:

At least 300 m from:

- Schools (less than 300 m from Lord Franklin Elementary School)
- Youth facilities that serve vulnerable youth
- Other marijuana-related businesses

Also, there are two "medical" marijuana shops in that block at present (SWED Society 3450 E Hastings as well as another located in the 3600 block of Hastings (Medicanna 3673 E Hastings). All three of these shops are illegal under Vancouver by-laws.

The proposed shop would also be adjacent to the City owned Skeena House and behind a facility for youth in transition.

I am not opposed to the facilities themselves but feel they should be located in more appropriate settings and adhering to by-laws.

Respectfully yours,

s.22(1)

s.22(1)

AJ

Attached is previous communication on the existing shops:

Hi

s.22(1)

Thank you for contacting the City of Vancouver.

As discussed, here are the case numbers for the property use complaints against the following medical marijuana-related retail dealers:

MediCanna 3673 E Hastings St - 9992621

S.W.E.D. Dispensary 3450 E Hastings St - 9992644

Cannabis Culture 3421 E Hastings St - 9992675

If you require further assistance, please contact us at:

3-1-1 (within Vancouver)

604.873.7000 (outside Vancouver)

We are open to take your call from 7:00 am to 10:00 pm, 7 days/week, 365 days/year (including holidays). We also offer interpretation services in over 170 languages.

We invite you to visit our website for information on City online services, tools and mobile apps at: <http://vancouver.ca/online-services>

You can also report an issue or request a service online at: <http://vancouver.ca/vanconnect-desktop.aspx>

Kind Regards,

Leslie

City of Vancouver

3-1-1 Contact Centre



# NOTICE OF DEVELOPMENT APPLICATION

3421 East Hastings Street  
DP-2017-01010



January 4, 2018

Eden Medicinal has applied to the City of Vancouver for permission to change the use of the existing unit to a Medical Marijuana-Related use. The proposal includes the following:

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We welcome your written comments on this application by **January 20, 2018**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Claudia Hicks**, Project Coordinator at **604.871.6083** or [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)



We, the undersigned, support the development application  
DP-2017-01010 submitted for 3421 East Hastings St.  
Details on this application at [www.vancouver.ca/devapps](http://www.vancouver.ca/devapps)

Name	Address	Postal Code	Email Address	Signature
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s.22(1)

For more information, please send email to [outreach@myeden.ca](mailto:outreach@myeden.ca) or call 778.232.4214





We, the undersigned, support the development application  
DP-2017-01010 submitted for 3421 East Hastings St.  
Details on this application at [www.vancouver.ca/devapps](http://www.vancouver.ca/devapps)

Name <i>first/last</i>	Address	Postal Code	Email Address	City/State/Zip
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s.22(1)

Name <i>first / last</i>	Address	Postal Code	Email Address	Signature
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