

File No.: 04-1000-20-2019-226

April 26, 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 April 2, 2019 for:

Objections received by the City of Vancouver related to DP-2019-00067.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2019-226); 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,



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

From: s.22(1)
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 3/28/2019 7:53:27 PM
Subject: DP-2019-00067

I strongly oppose the development of a weed shop at 4423 Boundary Road (DP-2019-00067). There is no need for a weed shop in the neighbourhood. The neighbourhood is not dense. There are many families who live here with kids. Kids don't need to get weed and parents don't need to consume weed in front of their kids. If anyone in the neighbourhood needs weed, they can go to Kingsway where there are several weed shops.

s.22(1)

From: s.22(1)
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 3/28/2019 7:22:46 PM
Subject: Notice of Development Application DP-2019-00067

This is in regards to 4437 Boundary Road (Specific Address: 4423 Boundary Road) and Believe Ventures Inc.'s application to change the use from Retail to Cannabis Store.

In my opinion the change of use should not be allowed in this case. Having a cannabis store at this location simply allows too easy access for too many young children. There are two **ELEMENTARY** schools within 5 minutes **WALKING** distance to this store, Graham Bruce Community Elementary (3633 Tanner St. Vancouver) and Cascade Heights Elementary School (4343 Smith Ave. Burnaby).

I realize that only adults are supposed to have access to the store. However, some elementary children look much older than they are in age, so unless the store is vigilant in requiring IDs 100% of the time, the product will end up being sold to children. As well, there are always adult clients willing to make purchases for minors, much like alcohol purchases currently.

In my view a Cannabis store is much more suitable in more commercial and adult areas.

Thank you in advance for keeping these points in mind when considering the application. I am hopeful that the City of Vancouver will agree with my view in this particular matter.

s.22(1)



Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 29, 2019 6:05 PM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: 4437 boundary rd. Development

Hi Jessica,

s.22(1) is against the development of 4437 Boundary Rd being changed to retail cannabis store.

Thanks,
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 29, 2019 5:06 PM
To: Blackmore, Jessica
Subject: Please reject the development application of DP-2019-00067 !!

Dear Jessica,

Re: Development application of DP-2019-00067 for address 4423 Boundary Road, Vancouver BC

We are writing to strongly oppose the captioned application in changing the use from Retail to Cannabis Store.

We have been living in the neighbourhood of the said location for many years. Our child and neighbours' children have grown up together in this great, quiet, friendly, and safe neighbourhood. We have not been thinking of moving because of this ideal environment for families. Allowing a cannabis store to start business here will detrimentally change our neighbourhood!

The location of the proposed cannabis store is unfortunately close to at least two elementary schools - Graham Bruce Elementary and Cascade Heights Elementary, a Church, and children's playground - Cariboo Park, some family day care centers, residential areas and so on. A cannabis store should NOT be allowed in our neighbourhood!

In short, we definitely oppose to the cannabis business in our neighbourhood and hope the application will be turned down!

Thank you for your attention.

With regards,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 29, 2019 9:27 PM
To: Blackmore, Jessica
Subject: Concerns and Comments on Development Application DP-2019-00067 at 4423 Boundary Road

To whom it may concern:

We would like to write this email to express our comments and concerns about this development application, application DP-2019-00067 at 4423 Boundary Road, Vancouver, BC. We have a number of concerns which we would like to be brought to light.

Firstly, it is of great concern that the proposed site for such a business less than 350 meters from 2 elementary schools, being only 289 meters from Cascade Heights Elementary, at 4343 Smith Ave. Burnaby, BC, and 323 meters from Graham Bruce Community Elementary, at 3633 Tanner St. Vancouver, BC. Such a business, selling narcotics and medicinal products, should not be this close from schools, much less an elementary school. Not only does it present a risk to the youth, of accidental overdose and addiction, there is also the possible exposure of youth to products which no one younger than 18 should be exposed to, being this close to elementary schools. It is also possibly detrimental to the safety and security of the surrounding area.

Secondly, the proposed site is very close to 3 parks, Cariboo Park at 350 meters, Carleton Park at 515 meters, and Price Park at 518 meters away. Parks are places where children and infants go and play, as well as entire families, young and old, and having such a business this close to parks also presents a risk that these harmful substances and narcotics may be disposed into the park area where children may accidentally ingest or come into contact with such substances. The fumes produced from smoking such substances are also detrimental to the health of young children and the elderly, who may unintentionally breathe the fumes in if such a business were to be located so close to parks.

Thirdly, the site is too close to multiple churches, which are places where families young and old gather, with the Greek Orthodox Community Church only 90 meters away, across Joyce street, the Korean United Church in Burnaby at 372 meters away, the New Apostolic Church at 380 meters away, the Iglesia Evangelica Pentecostal Church in Burnaby, at 400 meters away, and the Collingwood Baptist Church, at 560 meters away.

Finally, the site is located deep in a quiet, residential area, and such a business is unfavorable for the location and surrounding area. It presents a possible security and safety risk to the neighborhood, the fumes that those who smoke such substances give off will pollute our air, and people intoxicated from such substances may adversely affect our safety and peace in this area.

Thank you for reading and considering our comments on this development application.

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 29, 2019 6:17 PM
To: Blackmore, Jessica
Subject: Opinion of 4437 BOUNDARY ROAD (specific address 4423 boundary rd)

Dear Jessica

I am writing a E-mail to express my opinion about 4437 BOUNDARY ROAD (specific address 4423 boundary rd) development proposal.

I have been living over s.22(1) the proposed development area.

The cannabis dispensary project is very hazardous because it is near the residential area and Bruce elementary school.

The dispensary will create result in people smoking near the residential area and the Cariboo park which will create undesirable noises and smells, I do not want in my quiet neighborhood.

Having a dispensary near children is also undesirable as we do not want the children to be interested in doing cannabis until they are matured enough to make their own decisions.

Yours Sincerely,

s.22(1)

To City of Vancouver

Mar 17, 2019

Re change the use from Retail to Cannabis store
at 4423 Boundary Rd. (DP-2019-00067)

We strongly object to the change.

We have been living in this neighbourhood and so are most of our neighbours. We s.22(1)
s.22(1) Our neighbours hardly smoke not to say smoking cannabis. We don't need the introduction of cannabis to our neighbourhood.

Now that the closest walkable distance to the grocery market at Rupert + 28th has been closed due to re-construction, and so will the 7-eleven at that location, we desperately need to keep the convenient store nearby where we can get some vegetable, fruit, milk & bread. We don't need a cannabis store.

Opening a cannabis store only benefit & attract people from other neighbourhood at our expense.

If a cannabis store need to set up, don't you think the best place would be around the commercial area at Joyce Skytrain station instead of a quiet residential area like ours.

Please consider our concern thank.

NOTICE OF DEVELOPMENT APPLICATION



4437 Boundary Road (Specific Address: 4423 Boundary Road)
DP-2019-00067

March 8, 2019

Believe Ventures Inc. has applied to the City of Vancouver for permission to change the use from Retail to Cannabis Store, consisting of:

- Approximately 928.1 square feet of floor area.

Under the site's existing C-1 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 **March 29, 2019**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Jessica Blackmore**, Project Coordinator at **604. 873.7216** or jessica.blackmore@vancouver.ca

Please include your return mailing address, as well as full name. All responses will remain confidential.



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing



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0307 154903



IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰਮਤਿ ਜਪਤਕਾਰੀ ਵਿਚਾਰ ਕਰਕੇ ਆਪਣੇ ਭੈਣ ਭਰਾ ਦਾ ਭਰੋਸਾ ਨਾ ਰੱਖੋ

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 28, 2019 9:53 PM
To: Blackmore, Jessica
Subject: DP-2019-0067 4423 Boundary Road

Re: DP-2019-0067 Development Permit application

To the Director of Planning;

As a local resident, s.22(1) strongly object to the application for a cannabis store in our community. Here are our reasons:

- 1) Although the government has legalized cannabis due to the need for regulations, this is not something I want next door to my neighbourhood restaurant where our local residents take their families for meals. Neither do we want smokers wandering around our neighbourhood with a lit joint.
- 2) They state "ample parking towards the south" in the application. There is no parking to the south of the building and placing a parking area there will create congestion at the curved exit from Boundary. The current parking for the building is to the north. Loading areas to the west result in trucks blocking the back alley.
- 3) Their Relaxation Rationale is totally ridiculous. The map they have drawn shows the LONGEST POSSIBLE distance between the school yard and store front. No child in their right mind would even think to walk to the retail building using the path they have indicated as they would take the shortest route.. The back alley between Hays and Boundary goes DIRECTLY North in a straight line (no 'winding roads' they referenced) from the school yard to the crosswalk and retail building and is about 250 yds per Google Maps. The requirement of 300 meters from property line to property line was made for a REASON and we do not believe the city should start bending the rules ever on this issue. Especially when the local children are at risk.
- 4) This probably will not make any significant impact on the decision on whether to approve, however I found much of their letter to be purposely misleading or contain exaggerations in an attempt to sway the decision of the planning department. If the applicants can't be fully truthful in the information they provide, they should not get approval.

s.22(1)



Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 28, 2019 7:25 PM
To: Blackmore, Jessica
Subject: Notice of Development Application DP-2019-00067

This is in regards to 4437 Boundary Road (Specific Address: 4423 Boundary Road) and Believe Ventures Inc.'s application to change the use from Retail to Cannabis Store.

I am opposed to this application as I feel that Cannabis stores are more suitable in more commercial and adult areas. This particular location is simply too close residential areas as well as to two elementary schools, Graham Bruce Community Elementary (3633 Tanner St. Vancouver) and Cascade Heights Elementary School (4343 Smith Ave. Burnaby). Both **ELEMENTARY** schools are within 5 minutes **WALKING** distance to this particular store location.

I am hopeful that the City of Vancouver will keep these points in mind when considering the application. I thank you for your consideration in advance.

s.22(1)

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

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 28, 2019 2:49 PM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: Development Application Cannabis Store at 4423 Boundary Road DP-2019-00067

Dear Jessica,

We s.22(1)
proposed Cannabis store at 4423 Boundary Road s.22(1) DP-2019-00067.

We are opposed to having a Cannabis store at this location. Our comments are as follows:

- Parking in the area is a problem at certain times of the day. There are houses in the area that have 3 or 4 cars that are parked on the street. The Development application letter indicates there is adequate parking in the parking lot, but that parking lot seems to fill up with people going to the Kimu Restaurant and other businesses that the parking lot serves. The street parking is busiest after about 5:00 pm and restaurant parking can also peak at this time. The operational letter indicates that the store would be open from 11:00 am to 9:00 pm. These operating hours encompass both the existing parking lot peak periods and street parking street peak periods. The operational letter also indicates a projected number of customers of 6 to 8 per hour. If this is so there could be an additional 6 to 8 cars in the area at peak parking times. The parking lot has about 20 marked spaces.
- The operational letter goes to great length to relax the requirement that a Cannabis store be no closer than 300 meters from a school. They indicate that property line to property line distance for Graham Bruce Elementary School is about 280 meters which seems about right from google maps. They argue that the travel distance is much longer and present a route from a school entrance along Tanner Street, along an alley, out to Joyce Street, down 29th Avenue, through an alley and down 28th to Boundary. If there was an entrance to the school playing field at Boundary and Moscrop, the distance would be in the order of 280 meters. Even if there is no entrance to the field at this location at present, it seems unreasonable for the school to be limited to any modifications of the school property by the location of a Cannabis store. It is very reasonable to assume that the playing fields are used by students of the school.
- The letter does not mention the Cascade Heights Elementary School in Burnaby. The playing fields of this school are much closer than the Graham Bruce School (see below from google maps). If the 300 meters is relevant for a store and a school in Vancouver, shouldn't it also apply to a store in Vancouver and a school in Burnaby?
- We live in a quiet neighborhood and increased traffic, congestion and the possibility of Cannabis being used leaving the store would not be appreciated.

Regards,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 28, 2019 11:42 AM
To: Blackmore, Jessica
Subject: Cannabis Store Application

Hi Jessica,

I'm not in favour of this application. I have heard that there are health benefits to using cannabis products, but the jury is still out for me on whether over time this proves to be true.

For myself, over the past few years, there have been people in my neighbourhood smoking marijuana. I can't tell you how awful that has been. Not only has the smell been difficult to tolerate, but as of late, the smoke has been responsible for s.22(1).

Having a facility so close by selling cannabis products that can be smoked or ingested is not in my opinion a good idea.

Sincerely,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, March 26, 2019 2:30 PM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: DP-2019-000067 4423 Boundary Road
Attachments: Letter re DP-2019-00067 4423 Boundary Rd Mar 25 2019.pdf

Dear Ms. Blackmore,

We are writing in regards to the above development application.
Please find attached letter.

Sincerely,

s.22(1)

March 25, 2019

Ms. Jessica Blackmore
Project Coordinator
City of Vancouver
Jessica.blackmore@vancouver.ca

Dear Ms. Blackmore,

RE: Development Application DP-2019-00067 4423 Boundary Road

We are writing in regards to the above development application. We have carefully reviewed the plans and examined the Operational Letter proposed by Believe Ventures Inc. Based on our knowledge of the neighbourhood as residents of **s.22(1)** as well as being informed by Bylaw section 11.28.2. (b), we desire to express our objection to the development application of 4423 Boundary Road. Below, we listed the reasons to substantiate our position.

Bylaw section 11.28.2.(b) postulates that *"A Cannabis Store is not permitted within 300 metres of the nearest property line of a site containing a School - Elementary or Secondary, Community Centre or Neighbourhood House"* Upon thoughtful consideration of this Bylaw, we believe the principle upheld by this Bylaw is twofold. One is to reduce the risk of early exposure of a mind/mood-altering and potentially addictive substance to minors. Two is to stipulate a reasonable geographical distance of 300 metres (approx. a 4-min walk) from the "School" property line to the proposed Cannabis Store to deter minors to gain easy access to the store.

With our understanding and interpretation of the Bylaw, we paid mindful attention to the two "School" establishments within a radius of 300 metres from the proposed site of the Cannabis Store. One of which is Graham Bruce Community Elementary School where 254¹ students attend. Its distance from the proposed Cannabis Store is approx. 300 metres² (see Map 1 & 2) or a 4-minute walk from the playground entrance / property line. Students are seen daily to access the main school building using the playground entrance on Moscrop Street. In addition to the "winding roads ... curved streets" and cutting through "numerous residential houses" suggested in the Operational Letter, an alternative route would be downhill on Moscrop Street, along Boundary Road before crossing at the traffic light at Boundary and 29th. This alternative route offers a straight, direct, and well-lit access from the school to the proposed Cannabis Store.

The other "School" establishment is the Greek Orthodox Community of East Vancouver Church at 4541 Boundary Road, which is a mere 130 metres³ (see Map 3) from the proposed Cannabis Store. The main church building houses their children and youth programs⁴ ⁵. We understand that a development permit application of an annex in the church parking lot has been filed in December 2017⁶ to accommodate their overflow youth educational programs and events. Furthermore, the church parking lot is used as the site for the annual Vancouver Greek Summerfest⁷; almost 40,000⁸ adults and families with young children are expected to attend over 11 days in July.

Based on the proximity of two "School" establishments and one annual major community event to the proposed Cannabis Store, we strongly feel that Bylaw section 11.28.2.(b) is to be followed and cannot be relaxed or violated. For these reasons, we ask the City to consider a decision to disapprove the proposed Development Application.

¹ https://www.vsb.bc.ca/_layouts/vsbwww/arch/default/files/school-files/03939109.pdf

² See Map 1 & 2 below

³ See Map 3 below

⁴ <https://www.goeastvan.ca/school>

⁵ <https://www.goeastvan.ca/programs>

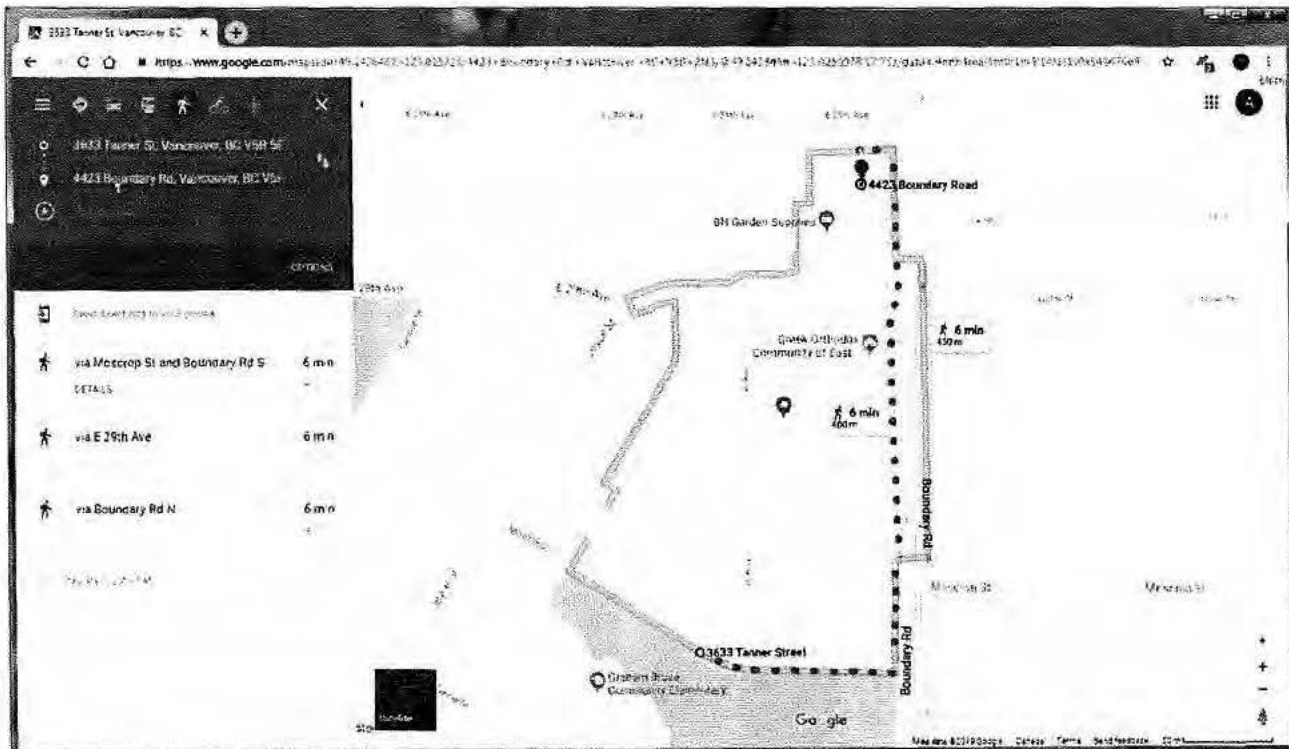
⁶ <https://www.goeastvan.ca/building-project>

⁷ <http://www.vancouvergreeksummerfest.com>

⁸ <http://www.vancouvergreeksummerfest.com/whoweare/>

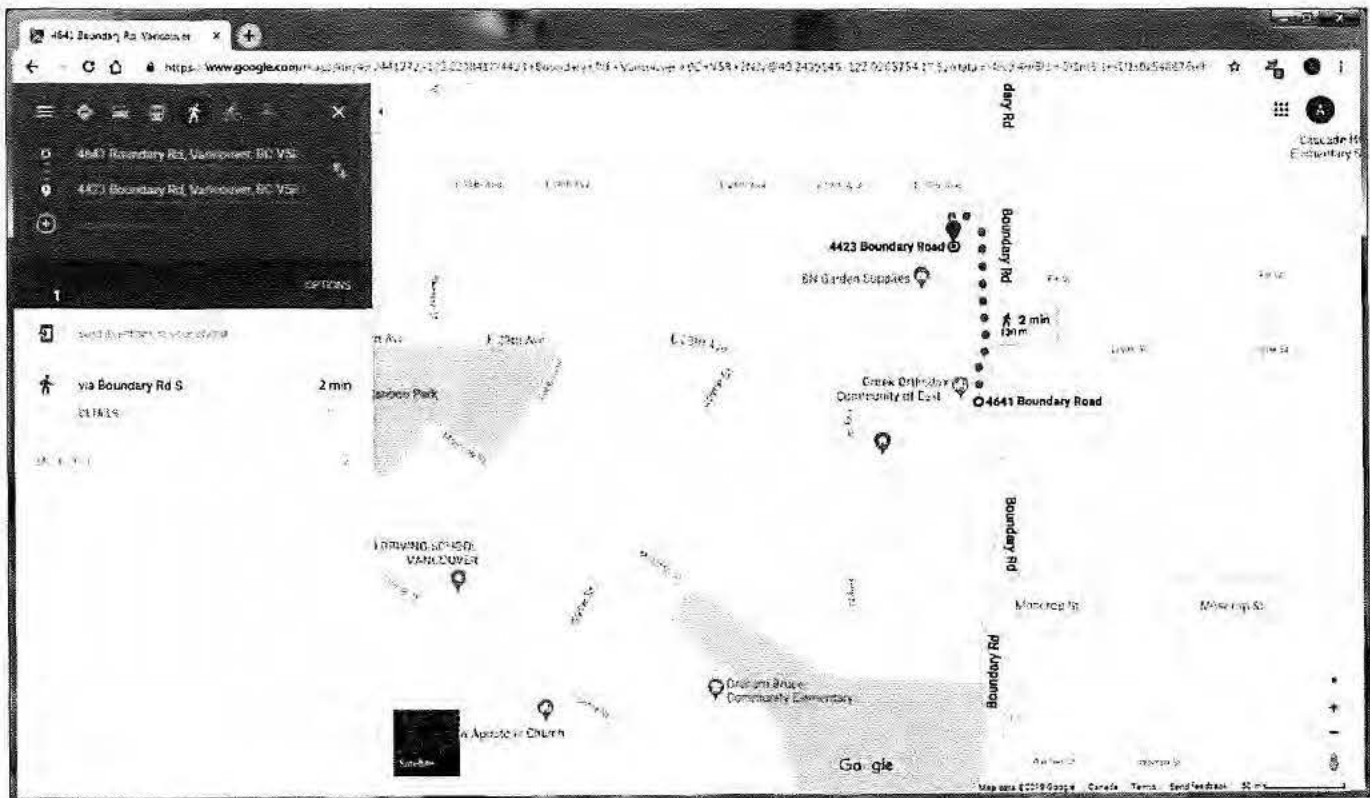
Map 1 & 2:

The proximity between the proposed Cannabis store at 4423 Boundary Road and Graham Bruce Community Elementary School, elementary school children could easily take a 4-mins walking distance from the school playground at Moscrop and Boundary, along Boundary Road, crossing at the traffic light at 29th and Boundary and 4423 Boundary Road. This route is in fact shorter than what Believe Ventures Inc. described in their proposal. School aged minors often access the school daily using the entrance on Moscrop Street and/or through the school playground. The walking distance from the Moscrop Street entrance to 4423 Boundary Road is approx. 400 meters (6 mins) – see 1st & 2nd maps below. From the school playground property line to 4423 Boundary Road is approx. 300 meters (4 mins).



Map 3:

The Greek Orthodox Community of East Vancouver Church (4541 Boundary Road) is only 130 meters (2 mins) away from 4423 Boundary Road (see 3rd map below). It provides community programs for young children between 2.5 and 14 years old. A development permit for building a new annex (Moscrop Street and Boundary Road) has been filed in December 2017. The purpose of this new annex is to expand their education and youth programs.



The Development Application DP-2019-00067 violates the bylaw section 11.28.2.(b), therefore we strongly object this application.

Sincerely,

s.22(1)

s.22(1)

March 13, 2019

City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Sir,

I am writing to object the permission to change the use from Retail to Cannabis Store at 4423 Boundary Road. There is an elementary school close by. It will create lots of problem in the neighborhood.

Yours truly,

s.22(1)

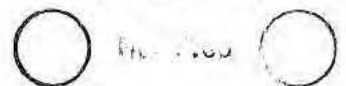


s.22(1)



City of Vancouver
Revenue Services

MAR 21 2019



March 13, 2019

City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Sir,

I am writing to object the permission to change the use from Retail to Cannabis Store at 4423 Boundary Road. There is an elementary school close by. It will create lots of problem in the neighborhood.

Yours truly,

s.22(1)

s.22(1)

City of Vancouver
Revenue Services

MAR 21 2019

Received

Blackmore, Jessica

To: s.22(1)
Subject: RE: 4423 Boundary Road - DP-2019-00067

From: s.22(1)
Sent: Tuesday, March 26, 2019 1:11 PM
To: Blackmore, Jessica
Subject: 4423 Boundary Road - DP-2019-00067

Hi Jessica,

s.22(1) received a note from the mail regarding 4423 Boundary road permission to change the use from retail to Cannabis store. s.22(1) votes against to approve the application of retail to Cannabis store near s.22(1).

Thanks for your help!

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 11, 2019 6:48 PM
To: Blackmore, Jessica
Cc: s.22(1)
Subject: DP-2019-00067 Development Application Concerns

Dear Ms. Blackmore,

I have received the information regarding the development application for 4437 Boundary Road (Specific Address; 4423 Boundary Road) DP-2019-00067, and I, along with many of my neighbors, are deeply concerned about the application and do not believe it is a suitable location for a cannabis store.

1. The location is across a street from the Greek Orthodox Church -- the church runs many K - Gr. 8 programs almost daily and Sunday school. Many family and children attend this church and it also hosts popular family events such as the Greek festival and the summer farm market. It is unsuitable to have a cannabis store in such close proximity where children frequent.
2. The location is also very close to Graham Bruce Elementary, as well as Cariboo Park, which is frequented by children in the area. The Elementary school's field is just one block (the one where the church resides) away from the store's proposed location. Also Cascade Heights Elementary is also just on the other side of Boundary. There is also a child care facility ("Reach for the Stars montessori school) very close by.

Because of the above reasons, I strongly oppose issuing permission to change the use from Retail to Cannabis store for this application. s.22(1)
Vancouver.

Thank you very much,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 8, 2019 2:14 PM
To: Blackmore, Jessica
Subject: Cannabis Store at 29th Ave and Boundary Rd

Hi Jessica,

I would like you to take note of my disapproval of this development application DP-2019-00067 to have a retail cannabis store at the stated location as it is too close to Cascade Heights Elementary and Graham Bruce Elementary.

Thanks for your time and consideration,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 8, 2019 3:12 PM
To: Blackmore, Jessica
Subject: Re: Notice of Development Application - 4423 Boundary Road (Retail to Cannabis Store)

Hello Jessica,

s.22(1) I received a notice today from City of Vancouver (dated: March 8, 2019) titled Notice of Development Application, 4437 Boundary Road (specific Address: 4423 Boundary) DP-2019-00067; "Believe Venture Inc has applied to the City of Vancouver for permission to Change the use from Retail to Cannabis Store"

Question: What are the city requirements for a cannabis store location?

I have concerns regarding a cannabis store at this location:

- Graham D. Bruce Elementary School located at Boundary and Moscrop, is 2 blocks along the boundary road from 4437 Boundary Road
- Cascade Heights Elementary School located at 4343 Smith Ave, Burnaby is 1 block East of 4437 Boundary Road
- Greek Orthodox Community Church (4541 Boundary Rd, Vancouver) is across the street from 4437 Boundary Road.

This is a family oriented neighborhood with lots small children; I believe it is not suitable for a cannabis store.

Regards

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 11, 2019 6:51 PM
To: Blackmore, Jessica
Subject: 4437 boundary road DP-2019-00067

To whom it may concern,

I am against this change from retail to Cannabis store.

We have enough of those around our city. It bring the look and atmosphere of our city to be negative and ugly at sight.

Please don't allow this change.

Please contact me for more info.

Tx you

s.22(1)

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, March 12, 2019 5:51 PM
To: Blackmore, Jessica
Subject: DP-2019-00067 development application 4423 Boundary Road
Importance: High

Dear Ms. Jessica Blackmore,

Re: Believe Ventures Inc.'s application to COV for permission to change the use from Retail to Cannabis Store

We strongly dis-approve the subject development application due to the fact that the subject location is of close proximity to the two elementary schools, namely,

- a) Graham Bruce Elementary School at Hoy & Moscrop Street in Vancouver,
- b) Cascade Heights Elementary School at Smith Avenue & Fir Street in Burnaby,

risking the health and lives of the young children in the neighborhood. It is both detrimental and damaging to the livelihood of the affected families when any cannabis products have been offered to and taken by these young children. These products can be in the form of cookies, candies, gum, drinks, etc. that are all attractive to any young and trusting kids. There are chances of naïve children being lured into some wrong doings in exchange for the enjoyment of the addicting cannabis goodies. There are also a few high schools located not far from the subject application location, who is to guarantee that the high school children cannot get at these cannabis products.

We have been living in this nice residential neighborhood for a long time, raised our children to become decent adults, we would hate to see an establishment of a commercial cannabis store in our neighborhood poses negative changes to our living environment, potentially harming young children and livelihood of our neighbors, and attracting improper people into the neighborhood.

It is stated in the March 8th's COV Notice of Development Application that the subject application is "conditional" so it may be permitted, subject to the decision of the Director of Planning. Could you please advise what needs to be done which would lead to the disapproval by the Director of Planning?

Regards,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Tuesday, March 12, 2019 7:45 PM
To: Blackmore, Jessica
Subject: Cannabis Store at 4423 Boundary Road

Hi Jessica:

I would like to express my concern about the permission of cannabis store in my area. We would like to live in a peaceful neighbourhood without any disturbance and we don't want any negative changes in our district.

So I am strongly opposing the development application of cannabis store in my neighbourhood.

Thanks

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 14, 2019 4:08 PM
To: Blackmore, Jessica
Subject: Development Application - DP-2019-00067

Hi Jessica,

I write to object to the above proposal as we don't need a Cannabis Store in the neighbourhood.

Best regards,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 14, 2019 4:53 PM
To: Blackmore, Jessica
Subject: 4423 Boundary Rd

Hi Jessica,

I am writing to object the permission to change the use from retail to cannabis store at the above said location. It will cause a lot problems for that area as there is a elementary school not far from there.

Regards

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 15, 2019 1:55 PM
To: Blackmore, Jessica
Subject: Development Application 4423 Boundary Road DP-2019-00067

Dear Ms. Blackmore,

I am writing to you regarding the application by Believe Ventures Inc. for the permission to change the use of 4437 Boundary road (4423 Boundary road) DP-2019-00067 from retail to cannabis store.

I am strongly appose to the above for the following reasons:

1. It's only one block away from Graham Bruce elementary school. I often see children going to school and going home passing by the above address. I also see school kids going there for a quick bite or snacks during their breaks or after school. The above location is simply too close to an elementary school.
2. There is a Greek Orthodox church right across from the above address. And it's a place for family gathering for many different activities throughout the year, at the church parking lot. (For example, the Greek festival)
3. Personally, I would not want people to hang around our neighborhood, especially in the church parking lot, smoking cannabis. s.22(1) to the smell&vapor of cannabis.
4. It's mainly a residential area. Besides the laundromat store and the sushi restaurant, the above address is surrounded by residential houses.

Therefore, I strongly urge the City Director of Planning Not to give permission for 4423 Boundary Rd to become a cannabis store.

Warm regards,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Saturday, March 16, 2019 2:59 PM
To: Blackmore, Jessica
Subject: RE: Development Application: 4423 Boundary Rd, Cannabis Store

Dear Jessica,

My Name s.22(1)

I strongly oppose the application of a cannabis store on 4423 Boundary Road. The area around the application location is residential and a cannabis store does not belong in it. It is also a neighbourhood with many young families. There are numerous elementary schools in the neighbourhood; Graham Bruce, Grenfell, Renfrew, Cascades and St. Mary's. There is also a high school; Windereme Secondary. The cannabis store will create more traffic in the area which will make it unsafe for the kids walking to and from school.

It is my wish that the Director of Planning would not approve the application at 4423 Boundary.
Thank you for allowing me to voice my opinion.

Yours sincerely,
s.22(1)



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Blackmore, Jessica

From: s.22(1)
Sent: Saturday, March 16, 2019 3:18 PM
To: Blackmore, Jessica
Subject: 4423 Boundary Rd. Cannabis Store Application

Dear Jessica

My name s.22(1)

I strongly oppose the application of a cannabis store on 4423 Boundary Road. This is a residential area with many schools and families with young children. The cannabis store will create an unsafe environment for the people in the neighbourhood. In my opinion cannabis stores should operate in commercial areas and not on quiet residential neighbourhoods.

It is my wish that this application would be denied.
Thank you for allowing me to voice my opinion.

Yours sincerely
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Saturday, March 16, 2019 3:23 PM
To: Blackmore, Jessica
Subject: 4423 Boundary Rd. Cannabis Store Applicaiton

Dear Jessica

My name s.22(1)

I strongly oppose the application of a cannabis store on 4423 Boundary Road. This is a quiet residential area with many schools and families with young children. The cannabis store will create an unsafe environment for the people in the neighbourhood. In my opinion cannabis stores should operate in commercial areas and not on quiet residential neighbourhoods.

Thank you for allowing me to give my opinion.

Yours sincerely,
s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 18, 2019 9:44 PM
To: Blackmore, Jessica
Subject: 4437 Boundary Road

Hello Jessica,

I received a postcard regarding the development application for a dispensary to be located at 4437 Boundary Road (Specific Address: 4423 Boundary). s.22(1) and I oppose this application. I am concerned about increased traffic and parking on our street—most residents park their vehicles on the street, which is already challenging at times, and there are many seniors and families living on our street. I am also concerned about the potential degradation to the character of the neighborhood and the resulting effect on property values. There is a vape shop on Canada way and boundary as well as several dispensaries on Kingsway that already exist to provide cannabis products to those in this neighborhood.
Thank you for your attention.

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 18, 2019 9:58 PM
To: Blackmore, Jessica
Subject: 4437 Boundary Road

To []
jessica.blackmore@vancouver.ca

CcBcc

[]
Hello Jessica,

I received a postcard regarding the development application for a dispensary to be located at 4437 Boundary Road (Specific Address: 4423 Boundary). I s.22(1) and I oppose this application. I am concerned about increased traffic and parking on our street—most residents park their vehicles on the street, which is already challenging at times, and there are many seniors and families living on our street. I am also concerned about the potential degradation to the character of the neighborhood and the resulting effect on property values. There is a vape shop on Canada way and boundary as well as several dispensaries on Kingsway that already exist to provide cannabis products to those in this neighborhood. Thank you for your attention.

s.22(1)



Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 18, 2019 11:08 PM
To: Blackmore, Jessica
Subject: Responses: Notice of Development Application DP-2019-00067

Hi Jessica Blackmore,

This is a responses email for Notice of Development Application, 4437 Boundary Road (Specific Address: 4423 Boundary Road) DP-2019-00067.

s.22(1) I strongly disagree this development.

Thanks,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Monday, March 18, 2019 11:15 PM
To: Blackmore, Jessica
Subject: Responses: Notice of Development Application DP-2019-00067

Hi Jessica Blackmore,

This is a responses for Notice of Development Application, 4437 Boundary Road (Specific Address: 4423 Boundary Road) DP-2019-00067.

s.22(1) I strongly disagree this development.

Thanks,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Thursday, March 21, 2019 9:15 PM
To: Blackmore, Jessica
Subject: Development Application DP-2019-00067 (4423 bOUNDARY RD)

Dear Jessica

My name s.22(1)

I strongly oppose the application of a cannabis store on 4423 Boundary Road. This is a residential area with many schools and families with young children. The cannabis store will create an unsafe environment and excess traffic for the people in the neighborhood.

It is definitely not a good idea with such store operate in this area whatsoever, I strongly oppose such store in our neighborhood

Kind regards,

s.22(1)



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Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 22, 2019 10:31 AM
To: Blackmore, Jessica
Subject: Importance - High - DP-2019-00067 Development Application 4423 Boundary Road
Attachments: Disapproval of Development Application .pdf

Jessica Blackmore
Project Coordinator
City of Vancouver

Re: Notice of Development Application
4437 Boundary Road (Specific Address: 4423 Boundary Road)
DP-2019-00067

March 21st, 2019

Dear Ms. Blackmore,

We are writing to state our **strong disapproval** of Believe Venture's application to change the site at 4423 Boundary Road from Retail to Cannabis Store.

s.22(1) we have lived in this area for over s.22(1) Despite being so close to the highway, we have enjoyed this neighbourhood for its quietness and small-run owned businesses. The other businesses along Boundary Road include restaurants, a small grocery store, and a hair salon.

We believe a cannabis store would ruin the neighbourhood that we have come to appreciate and enjoy, and strongly urge you to reject this development application in order to put the community in which we live first.

We understand that people who need medicinal cannabis for treatment are also important to the community, but feel that there are enough cannabis stores nearby from which they can access medical marijuana. We do not think it is necessary for a cannabis store to be located at Boundary Road just because a corporation, such as Believe Ventures Inc., wants to develop one.

Please send our comments to the Director of Planning, as stated on your notice of development application card which was sent to each home in the area.

Thank you for your kind consideration and please feel free to email us with any further questions or comments
s.22(1)

Yours sincerely,

s.22(1)

Jessica Blackmore
Project Coordinator
City of Vancouver

Re: Notice of Development Application
4437 Boundary Road (Specific Address: 4423 Boundary Road)
DP-2019-00067

March 21st, 2019

Dear Ms. Blackmore,

We are writing to state our **strong disapproval** of Believe Venture's application to change the site at 4423 Boundary Road from Retail to Cannabis Store.

s.22(1) [REDACTED] we have lived in this area for over s.22(1) [REDACTED] Despite being so close to the highway, we have enjoyed this neighbourhood for its quietness and small-run owned businesses. The other businesses along Boundary Road include restaurants, a small grocery store, and a hair salon.

We believe a cannabis store would ruin the neighbourhood that we have come to appreciate and enjoy, and strongly urge you to reject this development application in order to put the community in which we live first.

We understand that people who need medicinal cannabis for treatment are also important to the community, but feel that there are enough cannabis stores nearby from which they can access medical marijuana. We do not think it is necessary for a cannabis store to be located at Boundary Road just because a corporation, such as Believe Ventures Inc., wants to develop one.

Please send our comments to the Director of Planning, as stated on your notice of development application card which was sent to each home in the area.

Thank you for your kind consideration and please feel free to email us with any further questions or comments at s.22(1) [REDACTED]

Yours sincerely,
s.22(1) [REDACTED]

Blackmore, Jessica

From: s.22(1)
Sent: Friday, March 22, 2019 2:44 PM
To: Blackmore, Jessica
Subject: Responses for Development DP-2019-00067

Hi Jessica Blackmore,

This email response for the Development Application 4437 Boundary Road (Specific Address: 4423 Boundary Road) DP-2019-00067.

s.22(1) I strongly disagree with this development.

Thanks,

s.22(1)

Blackmore, Jessica

From: s.22(1)
Sent: Sunday, March 24, 2019 10:58 PM
To: Blackmore, Jessica
Subject: Please reject the permission on opening Cannabis Store on 4423 Boundary Road

s.22(1)

I'm the owner of the house or s.22(1)
I am strongly oppose the request on opening Cannabis Store so close to residential area, church and school - which will increase crime rate and have a large impact on children in the neighborhood.

Let us know if you need more signatures of the neighborhood if needed.

Regards,

s.22(1)

From: s.22(1)
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 4/2/2019 11:41:12 PM
Subject: Opposition for DP-2019-00067

Dear Ms. Blackmore,

I am an owner of, s.22(1) and I received the Notice of Development Application for 4437 Boundary Road for change of use to Cannabis Store. I apologize about the late reply, however s.22(1)

I strongly oppose this application. There is an elementary school just a couple of blocks away and neighbourhood park a couple of blocks away on East 29th s.22(1) There are issues at the park already with drinking, and I fear having a Cannabis store just down the road will lead more people to loiter after hours in the park. This not the appropriate location for such a store.

I sincerely appreciate your time and consideration in this matter.

Warmest Regards,

s.22(1)

From: s.22(1)
To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>
Date: 4/5/2019 12:21:07 PM
Subject: Re: Opinion of 4437 BOUNDARY ROAD (specific address 4423 boundary rd)

Dear Jessica

My Name s.22(1)
Address s.22(1)

Thank you very much for your E-mail.

s.22(1)



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2019 4 4 4:48, s.22(1)

Thank you for your quick response.



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s.22(1) 9:45, Blackmore, Jessica <Jessica.Blackmore@vancouver.ca> s.22(1)

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name and address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |



From: s.22(1)
Sent: Friday, March 29, 2019 6:17 PM
To: Blackmore, Jessica

Dear Jessica

I am writing a E-mail to express my opinion about 4437 BOUNDARY ROAD (specific address 4423 boundary rd) development proposal.

I have been living over s.22(1) the proposed development area.

The cannabis dispensary project is very hazardous because it is near the residential area and Bruce elementary school.

The dispensary will create result in people smoking near the residential area and the Cariboo park which will create undesirable noises and smells, I do not want in my quiet neighborhood.

Having a dispensary near children is also undesirable as we do not want the children to be interested in doing cannabis until they are matured enough to make their own decisions.

Yours Sincerely,

s.22(1)



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pa

From: s.22(1)

To: "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>

Date: 4/1/2019 4:19:32 PM

Subject: Re: Concerns and Comments on Development Application DP-2019-00067 at 4423 Boundary Road

Attachments: image001.png

s.22(1)

On Mon, Apr 1, 2019, 9:45 AM Blackmore, Jessica, <Jessica.Blackmore@vancouver.ca> wrote:

Please accept this e-mail as confirmation of receipt of your comments for the above-noted Development Permit application. Thank you for taking the time to write. Your comments are helpful to us.

Please reply with your full name and address, so that comments may be recorded. All responses are confidential.

Jessica Blackmore

Project Coordinator II | Development Review Branch |

Development, Buildings, and Licensing | City of Vancouver |

From: s.22(1)

Sent: Friday, March 29, 2019 9:27 PM

To: Blackmore, Jessica

Subject: Concerns and Comments on Development Application DP-2019-00067 at 4423 Boundary Road

To whom it may concern:

We would like to write this email to express our comments and concerns about this development application, application DP-2019-00067 at 4423 Boundary Road, Vancouver, BC. We have a number of concerns which we would like to be brought to light.

Firstly, it is of great concern that the proposed site for such a business less than 350 meters from 2 elementary schools, being only 289 meters from Cascade Heights Elementary, at 4343 Smith Ave. Burnaby, BC, and 323 meters from Graham Bruce Community Elementary, at 3633 Tanner St. Vancouver, BC. Such a business, selling narcotics and medicinal products, should not be this close from schools, much less an elementary school. Not only does it present a risk to the youth,

of accidental overdose and addiction, there is also the possible exposure of youth to products which no one younger than 18 should be exposed to, being this close to elementary schools. It is also possibly detrimental to the safety and security of the surrounding area.

Secondly, the proposed site is very close to 3 parks, Cariboo Park at 350 meters, Carleton Park at 515 meters, and Price Park at 518 meters away. Parks are places where children and infants go and play, as well as entire families, young and old, and having such a business this close to parks also presents a risk that these harmful substances and narcotics may be disposed into the park area where children may accidentally ingest or come into contact with such substances. The fumes produced from smoking such substances are also detrimental to the health of young children and the elderly, who may unintentionally breathe the fumes in if such a business were to be located so close to parks.

Thirdly, the site is too close to multiple churches, which are places where families young and old gather, with the Greek Orthodox Community Church only 90 meters away, across Joyce street, the Korean United Church in Burnaby at 372 meters away, the New Apostolic Church at 380 meters away, the Iglesia Evangelica Pentecostal Church in Burnaby, at 400 meters away, and the Collingwood Baptist Church, at 560 meters away.

Finally, the site is located deep in a quiet, residential area, and such a business is unfavorable for the location and surrounding area. It presents a possible security and safety risk to the neighborhood, the fumes that those who smoke such substances give off will pollute our air, and people intoxicated from such substances may adversely affect our safety and peace in this area.

Thank you for reading and considering our comments on this development application.

