

File No.: 04-1000-20-2019-228

May 10, 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") Your File # 1450-002**

I am responding to your request of April 2, 2019 for:

**All feedback received during the notification period related to DP-2019-00041, 2580 Kingsway, from February 21, 2019 to April 2, 2019.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1), and s.22(3)(b) 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 (#04-1000-20-2019-228); 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](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

**From:** "Fridkin, Alycia" <Alycia.Fridkin@vancouver.ca>  
**To:** "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>  
**Date:** 2/6/2019 4:47:02 PM  
**Subject:** RE: Development Permit Application: 2580 Kingsway (Cannabis Store)

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Hi Jessica,

No concerns with this application.

Thanks,

alycia

**Alycia Fridkin**, PhD (she/her/hers)  
Urban Health Planner  
Social Policy & Projects | City of Vancouver  
501-111 West Hastings Street, Vancouver, BC V6B 1H4  
Unceded homelands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sel̓il̓wəit̓ulh (Tsleil-Waututh) Nations.  
604.257.8758 | [alycia.fridkin@vancouver.ca](mailto:alycia.fridkin@vancouver.ca)

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**From:** Blackmore, Jessica  
**Sent:** Monday, January 28, 2019 3:48 PM  
**To:** Hicks, Sarah; KELLER, Jodyne; Fridkin, Alycia  
**Subject:** Development Permit Application: 2580 Kingsway (Cannabis Store)

Hi all,

This is to advise you of an application to change the use of this existing Retail Store at 2580 Kingsway to a Cannabis Store.

Applicant is Jim Kennedy of Weeds Glass & Gifts Ltd., DBA: Weeds.  
- Proposed hours of operation are 9:00 a.m. to 11:00 p.m.

Please see the attached Operational Letter. If you would like to see a copy of the plans, please let me know and I can arrange to provide you a set.

There appears to be small interior alterations.

The proposed location does fall within a 300m radius of John Norquay Elementary School (the school is 224.72m away).

Please let me know if you have any additional comment or concern regarding this proposed Development Permit.

Jessica Blackmore  
Project Coordinator II | Development Review Branch |  
Development, Buildings, and Licensing | City of Vancouver |



>



**From:** "KELLER, Jodyne" <jodyne.keller@vpd.ca>  
**To:** "Blackmore, Jessica" <Jessica.Blackmore@vancouver.ca>  
**Date:** 1/31/2019 11:13:10 AM  
**Subject:** RE: Development Permit Application: 2580 Kingsway (Cannabis Store)

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Hi Jessica,

The VPD does have concerns. We would not support a location that does not comply with falling outside of the 300m radius of an elementary school.

Also, on s.22(3)(b) [REDACTED]

On another note, s.22(3)(b) [REDACTED]  
s.22(3)(b) [REDACTED]

Jodyne

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**From:** Blackmore, Jessica <Jessica.Blackmore@vancouver.ca>  
**Sent:** Monday, January 28, 2019 3:48 PM  
**To:** Hicks, Sarah <Sarah.Hicks@vancouver.ca>; KELLER, Jodyne <jodyne.keller@vpd.ca>; Fridkin, Alycia <Alycia.Fridkin@vancouver.ca>  
**Subject:** Development Permit Application: 2580 Kingsway (Cannabis Store)

Hi all,

This is to advise you of an application to change the use of this existing Retail Store at 2580 Kingsway to a Cannabis Store.

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Jessica Blackmore

Project Coordinator II | Development Review Branch |  
Development, Buildings, and Licensing | City of Vancouver |



in support.

**Blackmore, Jessica**

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**From:** s.22(1)  
**Sent:** Friday, March 1, 2019 9:29 PM  
**To:** Blackmore, Jessica  
**Subject:** DP-2019-00041

Hello,  
s.22(1) and I support the development at 2580 Kingsway - DP-2019-00041

Sincerely,  
s.22(1)

**Blackmore, Jessica**

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**From:** s.22(1)  
**Sent:** Sunday, March 3, 2019 3:52 PM  
**To:** Blackmore, Jessica  
**Subject:** DEVELOPMENT PERMIT APPLICATION

Dear developers of Vancouver,

s.22(1), Vancouver and I support the development permit application at 2580 Kingsway - DP-2019-00041

Sincerely,

s.22(1)

**Blackmore, Jessica**

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**From:** s.22(1)  
**Sent:** Tuesday, March 5, 2019 4:01 PM  
**To:** Blackmore, Jessica  
**Subject:** DP-2019-00041

Hello,

s.22(1) in Vancouver and I support the development permit application at 2580 Kingsway. I have been a patron of this business for several years and have always received, professional, high quality service and products from their staff. I consider this business a positive entity in the neighbourhood.

Sincerely,

s.22(1)

**Blackmore, Jessica**

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**From:** s.22(1)  
**Sent:** Monday, March 18, 2019 3:37 PM  
**To:** Blackmore, Jessica  
**Subject:** DP-2019-00041

Dear Ms. Blackmore,

s.22(1) and I support the development permit application at 2580 Kingsway - DP-2019-00041.

Sincerely,

s.22(1)



**Blackmore, Jessica**

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**From:** s.22(1)  
**Sent:** Sunday, March 3, 2019 3:47 PM  
**To:** Blackmore, Jessica  
**Subject:** Weeds letter of support

Hello,

s.22(1) and I support the development permit application at 2580 kingsway DP - 2019 - 00041

Sincerely,

s.22(1)

## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Tuesday, February 26, 2019 9:44 PM  
**To:** Blackmore, Jessica  
**Subject:** 2580 Kingsway - DP - 2019-00041

Hello,

s.22(1) Vancouver B.C V5R 3X6 s.22(1) Vancouver B.C V5R 5H2  
and I support the development permit application at 2580 Kingsway - DP- 2019-00041 for a cannabis store.

Sincerely,

s.22(1)

in opposition

Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Friday, February 22, 2019 7:49 PM  
**To:** Blackmore, Jessica  
**Subject:** RE: 2582 Kingsway DP-2019-00041 application

Hi Jessica,

We don't want have Cannabis Store in our neighbourhood which will have negative influence for children.

Thanks,

s.22(1)

**Blackmore, Jessica**

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**From:** s.22(1)  
**Sent:** Friday, February 22, 2019 7:53 PM  
**To:** Blackmore, Jessica  
**Subject:** 2582 Kingsway DP-2019-00041 application

Dear Jessica,

We don't want to have Cannabis store in our neighborhood, really concerned, I don't want my kids to know cannabis.

Thanks,

s.22(1)

## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Tuesday, February 26, 2019 12:02 PM  
**To:** Blackmore, Jessica  
**Subject:** DP-2018-00041 / 2580 Kingsway

Name change application  
Weeds Glass & Gifts

- 1) Regardless of zoning this store is too close to Norquay Park and to Norquay School in terms of distance I personally believe the store should be relocated to meet current distance zoning bylaws
- 2) Graffiti in our neighbourhood has increased since the store opened probably not all their fault but the clients are a major contributor
- 3) Why is the city sending a questionnaire when I believe it will go forward regardless of all comments gathered? The decision is already made these surveys are farce !!!
- 4) I have left you several voicemails and yet to have my calls returned
- 5) I also noticed that your s.22(1) Please return my calls at your earliest opportunity

Regards

s.22(1)



## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Thursday, February 28, 2019 9:07 PM  
**To:** Blackmore, Jessica  
**Subject:** Notice of development application - DP-2019-00041

Hi Jessica,

My name s.22(1) in Vancouver V5R3L9. My s.22(1)  
s.22(1)

I received a postcard in the mail regarding Weeds Glass & Gifts Ltd (2580 Kingsway) applying for the permission to change the use from Retail to Cannabis Store. I just want to share my comments and voice that I do not want the city to permit this.

My reason is because ever since Weeds Glass & Gifts Ltd has opened up their store, all their customers s.22(1)  
s.22(1)

I find it rather frustrating when during all hours of the day there are many of their customers parking where there are signs that say for residents only. Although they do not park for long, there are constantly different cars coming and going parking where they shouldn't be. s.22(1)

The parking is the main reason I do not want the city to permit this. The other reason is that there are now weed smokers that smoke openly on our street now sometimes just outside their cars. s.22(1)  
s.22(1)

I also feel this concern mainly directly impacts the first half of the street closer to the Weeds store s.22(1)  
s.22(1) us they have rezoned and started building a few townhomes so there is already limited parking due to construction vehicles.

I hope the city takes this into consideration and I invite you to have a closer look into this. It happens daily with the parking. Thank you for allowing us to share our comments and I appreciate you taking the time to read this.

Sincerely,

s.22(1)

## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Saturday, March 2, 2019 10:01 PM  
**To:** Blackmore, Jessica  
**Subject:** Re: 2582 Kingsway (Specific Address: 2580 Kingsway) DP-2019-00041

Dear Ms. Blackmore:

I am the owner of s.22(1) Vancouver. I strongly oppose to the change of use from retail to Cannabis store for the Weeds Glass & Gifts Ltd because there is already a Cannabis store at 2487 Kingsway Vancouver which is known as Stepping Stone Holistic Living. A month ago, there was a shooter who shot at the owner for money but the shooter missed it and shot a customer. I felt that the neighbourhood was already unsafe. Adding another cannabis store will make the safety of the neighbourhood even worse.

I hope you understand my situation.

Thank you,

s.22(1)



**Confidentiality Warning:** This message and any attachments are intended only for the intended recipient(s), and are confidential, and may be privileged. This message may contain confidential material and information that are solely for the use of the intended recipient. If you have received this email in error, please notify the sender and delete this email from your system.

## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Monday, March 4, 2019 8:45 AM  
**To:** Blackmore, Jessica  
**Subject:** DP-2019-00041, 2580 Kingsway, Van.

Sirs: I am writing to oppose granting permission for this cannabis store to continue s.22(1) and have been finding that the people visiting this store are parking here in increasing numbers, and walking to store. This facility is not serving locals, but people driving to it. Hence parking is getting worse than it has been with very little parking on Kingsway. This location is not suitable here, close to school also. I have canvassed some neighbours and all feel the same way, that we do not want this to continue, and take the neighbourhood downward. s.22(1) and sadly have to say that the area has been getting worse and worse, especially after city change zoning from residential to multi units.. Hence I am asking you to deny the permit for this store to continue doing business here.

Sincerely,  
s.22(1)



## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Wednesday, March 13, 2019 9:50 PM  
**To:** Blackmore, Jessica  
**Subject:** Re: 2580 Kingsway - Development application DP-2019-00041

Hello,

I'm writing this email regarding the development application DP-2019-00041.

I oppose to the application because it does not comply with multiple bylaws by the city of Vancouver.

As per the zoning and development bylaw (section 11.28.2) the current location is within 300 meters of a property line of a elementary school John Norquay. Not only is it within the 300m to a school property line, the store front is also in direct sight of the school ground. In addition with the bright store advertisement lights, I feel students can be attracted and can become intrigued to check out the store. I also believe there has been no measures in place to ensure no minors can enter the store.

As per the zoning and development bylaw (section 11.28.2) the current location is also within 300 meters of a property line of another Cannabis store called "stepping stone" at 2487 Kingsway. As per google direction it is 250m walking distance.

I don't think the application should be approved, the store has been there for 4 years and I believe they operated illegally under the old legislation. It also seems they have not tried to find any solutions to move the store and comply with the Vancouver bylaws. This in combination with a recent violent incident at the stepping stone where a bystander was injured, should be enough reasons not to relax the distance bylaws to a school, even though the city of Vancouver has mad exceptions.

I appreciate you taking the time to listen to my feedback. I'm not sure if you require more information from me, as this is the first time I'm responding to such a public consultation. Let me know if you do.

Have a great day

s.22(1)

Sent from my iPhone

## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Wednesday, March 13, 2019 11:00 PM  
**To:** Blackmore, Jessica  
**Subject:** Comments on the Development Application - DP-2019-00041

Hi Jessica,

I'm writing my concerns regarding to the above application.

For my opinion, the store is really affected the area especially it's very close to the Norquay park. Some people often sit at the park smoking marijuana while many elderly, children and young adults go to the park for basketball, playground, baseball games and jogging.

The strong smoke smell is really serious when walking by those people who usually sit at the park facing Kingsway.

Also, i have the concern on the traffic and parking around that corner between Kingsway and E. 34th Ave.

As there are more stacked townhouses, surely there will be even more residents in that area.  
In other words, more people may be affected.

I wish the city could keep this park as more family friendly and develop a better leisure place for everyone.

Thanks for your reading.

s.22(1)



## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Friday, February 22, 2019 8:26 PM  
**To:** Blackmore, Jessica  
**Subject:** DP-2019-00041 Too close to school  
**Attachments:** Untitled.jpg

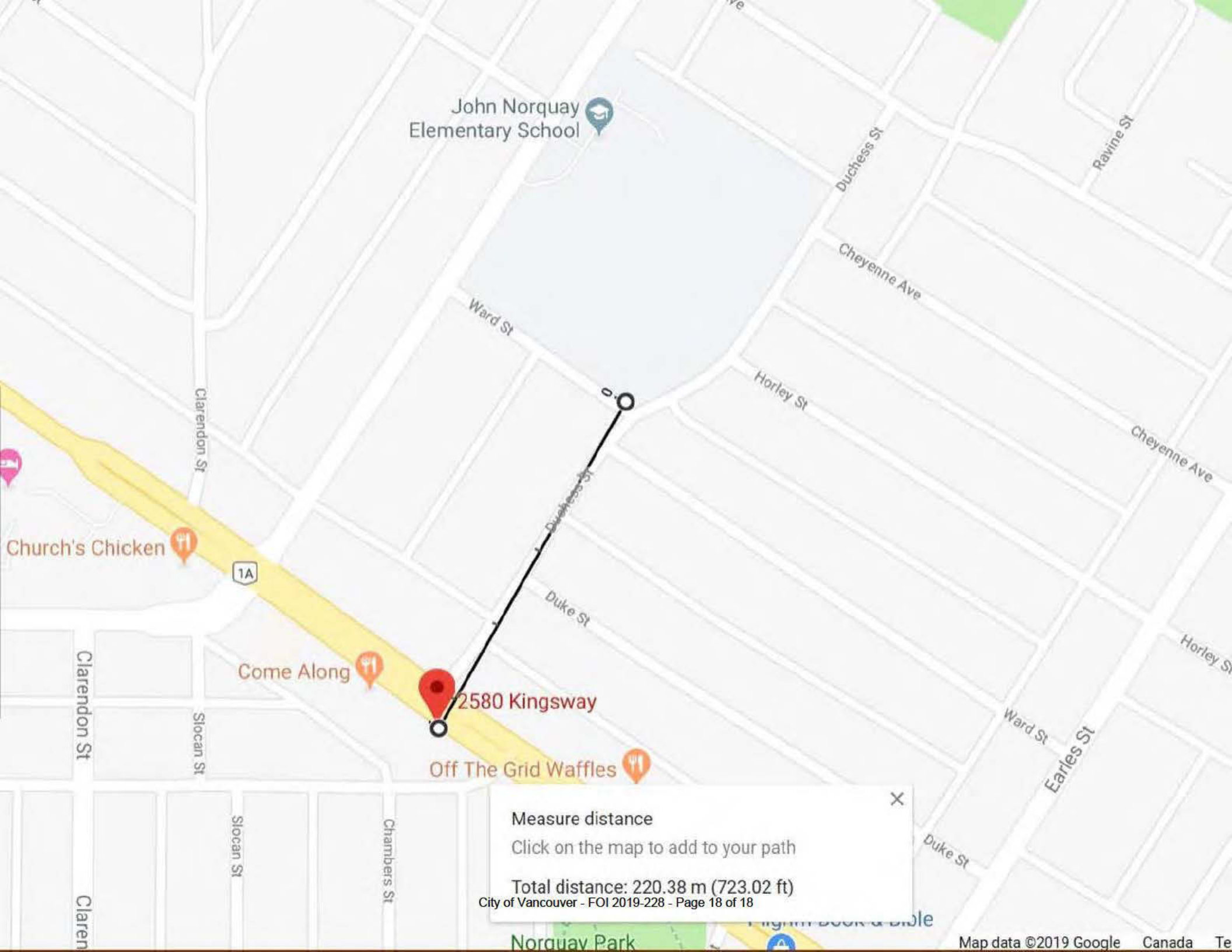
To whom it may concern,

This application (DP-2019-00041) should not be permitted. The address (2582 Kingsway) is too close to John Norquay Elementary School, please see attached map, total distance is 220 meters only. It is against Vancouver City bylaw.

Please keep kids safe!

Many thanks!

s.22(1)



John Norquay  
Elementary School

Church's Chicken

Come Along

2580 Kingsway

Off The Grid Waffles

Measure distance

Click on the map to add to your path

Total distance: 220.38 m (723.02 ft)

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Norquay Park

Map data ©2019 Google

Canada

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