

File No.: 04-1000-20-2019-241

April 29, 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 9, 2019 for:

**Correspondence received from neighbouring property owners related to DP-2018-00971 (1162 Bute Street), from January 1, 2017 to April 9, 2019.**

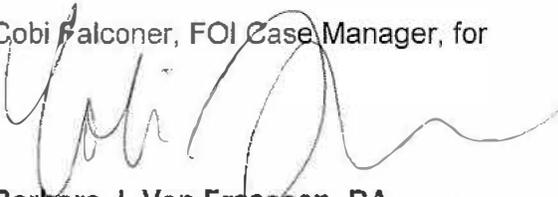
All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

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 (#04-1000-20-2019-241); 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:** Saturday, December 22, 2018 1:34 AM  
**To:** Hicks, Claudia  
**Subject:** 1162 Bute Street DP-2018-00971  
**Attachments:** CCE22122018\_0001.pdf

Dear Ms Hicks:

Please see attached letter.

Thank you

Regards,

s.22(1)



s.22(1)

December 17, 2018

Ms. Claudia Hicks  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C. V5Y 1V4

Dear Ms. Hicks:

**RE: 1162 Bute Street DP-2018-00971**

s.22(1)

[redacted] Vancouver. I am in opposition to the City granting the change of use to the above property, from a retail store to a Cannabis retail.

s.22(1)

[redacted] Already, the noise created from the plaza from bands, performances and people in "high spirit" has affected the "peace and quiet enjoyment" s.22(1)

If the proposed site is used as a Cannabis retail, the customers to the store will be using the cannabis in the plaza just across Davie Street. Apart from the noise, the smell from people smoking the Cannabis will s.22(1)

s.22(1)

s.22(1)

[redacted] I hope the City of Vancouver will give further consideration to the "good and well-behaved" citizens of our community. s.22(1)

Please consider our situation as you make this decision.

Thank you for your understanding

Regards

s.22(1)

## Blackmore, Jessica

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**From:** s.22(1)  
**Sent:** Thursday, January 31, 2019 1:19 PM  
**To:** Blackmore, Jessica  
**Subject:** Re: West End Cannabis Dispensaries

Thank you, Jessica.

> On Jan 31, 2019, at 1:11 PM, Blackmore, Jessica <[Jessica.Blackmore@vancouver.ca](mailto:Jessica.Blackmore@vancouver.ca)> wrote:

>  
> Thanks s.22(1)

> -----Original Message-----

> From: s.22(1)  
> Sent: Thursday, January 31, 2019 11:50 AM  
> To: Blackmore, Jessica  
> Subject: RE: West End Cannabis Dispensaries

> Good morning, Jessica

> Yes, s.22(1)

> Thank you,

> s.22(1)

> ----- Original Message -----

> From: Blackmore, Jessica <[Jessica.Blackmore@vancouver.ca](mailto:Jessica.Blackmore@vancouver.ca)>  
> To: s.22(1)  
> Sent: Thu, 31 Jan 2019 12:37:55 -0700 (MST)  
> Subject: RE: West End Cannabis Dispensaries

> For our records - could you please provide me s.22(1) if applicable?

> Thank you,

> Jessica Blackmore

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

> Subject: FW: West End Cannabis Dispensaries

> -----Original Message-----

> From: s.22(1)  
> Sent: Friday, January 04, 2019 10:18 AM  
> To: Hicks, Claudia  
> Subject: West End Cannabis Dispensaries

> Good morning, Ms. Hicks,

>

> s.22(1)

) have been in contact with you to express their concerns about the cannabis dispensaries on Davie and on Bute. s.22(1) gave me authorization to quote their names and their writings.

>

> Frankly, I'm too busy at the moment to get into a long diatribe about this issue and I'm sure you have plenty of emails on the subject as it is. I do just wish to say that I am in full agreement with what my neighbours have stated. We are not by nature "NIMBY"ish" people but we love the West End and we see the area worsening. We totally support any and all endeavours which seek to make the West End better and more accessible to all including a higher number of social housing units and various resources like Gordon Neighbourhood House, QMUNITY, etc... These are all good, positive moves for the West End. The two cannabis dispensaries is not for all the reasons my neighbours mentioned.

>

> One of the points they covered was what Jim Deva Plaza was supposed to be and what it has actually turned out to be. s.22(1) about this great open space where neighbours could congregate and chat or just relax, attend various events etc... The city sold us on an idea that was supposed to be welcoming, inclusive and generate positivity for the West End. Instead, it has become an area that s.22(1) through quickly enough most days or s.22(1) This has become a plaza where people drink, smoke and shoot-up drugs. It's a sad state of affairs and what the city is proposing now on the cannabis front is a huge mistake which will only serve to fuel what is already a significant problem. This problem will likely persist either way but can't we work towards making it better rather than making decisions that will surely make it worse? At the very least, do we really need TWO dispensaries within blocks of each other? I could live with one.

>

> s.22(1)

Regardless of what type of business a person is running, when the s.22(1) as is the case here, this worries me. No resident of any neighbourhood wants that type of element.

>

> I appreciate your time.

>

> s.22(1)

>

Hicks, Claudia

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To: s.22(1)  
Subject: RE: Comments on DP-2018-00971 - 1162 Bute St

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



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:** Sunday, December 30, 2018 10:50 AM  
**To:** Hicks, Claudia  
**Subject:** Comments on DP-2018-00971 - 1162 Bute St  
**Importance:** Low

Attached please find my comments on DP-2018-00971 - 1162 Bute St.

Please let me know that you have received this letter.

If you have any questions, please do not hesitate to contact me.

s.22(1)

A large grey rectangular redaction box covering the signature area.

A handwritten signature, possibly initials, written in black ink.

December 30, 2018

Claudia Hicks  
Project Coordinator  
City of Vancouver  
by email: claudia.hicks@vancouver.ca

**Comments: West End Medicinals DP-2018-00971, 1162 Bute St.**

s.22(1) the West End Medicinals' proposed cannabis retail store at 1162 Bute Street. I do not support the approval of DP-2018-00971 for the following reasons.

1. **Previous Complaints:** s.22(1) they were operating without permits or licence and were located within 300 m of a school (Lord Roberts School Annex), a community centre / neighbourhood house (Qmunity) and another illegally operating cannabis retail operation at 1208 Davie St. s.22(1) confirmed that West End Medicinals was less than 300 m from Lord Roberts School Annex, Qmunity, and another illegally operating cannabis retail store located at 1208 Davie St. s.22(1)
2. **Lack of Detail in Application:** The application submitted by West End Medicinals does not provide the level of detail required by the City of Vancouver, e.g., no information is provided regarding a change of use of this site to Cannabis Retail, no site plans or floor plans are provided.
3. **Location close to parks:** West End Medicinals is located too close to a number of parks and open spaces.
  - **Jim Deva Plaza:** 1208 Davie Street is located less than 70 m from Jim Deva Plaza. The City describes Jim Deva Plaza as "a community serving gathering space and home to a variety of events and activities." When approving Jim Deva Plaza, the City determined that, among other things, it should be clean safe, and a welcoming and inviting destination in the West End for residents of all ages (Administrative Report to Council, July 10, 2015. RTS No. 11023). Unfortunately, Jim Deva Plaza is not always clean and safe, nor is it always a welcoming and inviting destination. Although the City strives to keep it safe and welcoming, for instance by establishing no smoking signs and ensuring it is swept regularly, the activities taking place in this

plaza include smoking marijuana, tobacco and other mixtures, parties and drinking, as well as other drug use, including needle use. The activities related to drug use, smoking of marijuana and tobacco, other drug use and drinking do not appear to be monitored nor are the laws prohibiting these activities enforced. Members of the public do not always use this space in the way the City intended and hoped it would be used. The location of the BC Liquor Store, which is 100 m from the plaza at 768 Bute Street, already encourages partying in the plaza. The operation of a cannabis retail store, which would operate from 9:00 a.m. to 11:00 p.m., seven days a week, and located less than 70 m from the plaza, would further exacerbate the unwanted, unsafe and illegal behaviour that already takes place in the plaza.

- **Jervis Street Parkette:** 1162 Bute Street is located approximately 300 m from the Jervis Street Parkette. This parkette is a walk-through parkette, with benches and lighting for people to enjoy and use. As with all parks within the City, no smoking is allowed. In addition to providing a lovely break walking uphill from Sunset Beach to Davie Street, the Jervis Street Parkette also provides a place to sit down and smoke, both cigarettes and marijuana. As has already been described with the use of the Jim Deva Plaza, people will use the space in the way they want to, not necessarily how it is intended. The laws related to smoking are not enforced. s.22(1)

The operation of a cannabis retail store, which would operate from 9:00 a.m. to 11:00 p.m., seven days a week, and which is 300 m from the parkette, would further exacerbate the unwanted and illegal behaviour that already takes place in the parkette.

- **Nelson Street Park:** 1162 Bute Street is located approximately 200 m from the Nelson Street Park.
4. **Lord Roberts School Annex:** In contravention of Section 11.28.2 of the City of Vancouver Zoning and Development By-law, 1162 Bute Street is closer than 300 m to Lord Roberts School Annex. West End Medicinals completely ignores the proximity of its proposed location to Lord Roberts School Annex.
  5. **Qmunity:** In contravention of Section 11.28.2 of the City of Vancouver Zoning and Development By-law, 1162 Bute Street is closer than 300 m to Qmunity Resource Centre, located at 1170 Bute St. Qmunity, located next door to 1162 Bute St., provides a variety of services, including counselling, youth services and support group services for the LGBTQ/2S people and their allies, including vulnerable youth. West End Medicinals completely ignores the proximity of its proposed location to Qmunity Resource Centre.

To summarize, I oppose West End Medicinals' Development Application DP-2018-00971, 1162 Bute Street for the following reasons:

- West End Medicinals is located within 300 m of another Cannabis Retail Application, located at 1208 Davie St.
- West End Medicinals has not provided the required level of detail in their application.
- West End Medicinals is located too close to Jim Deva Plaza, Jervis Street Parkette and Nelson Street Park. A Cannabis Retail Store opened between 9 a.m. and 11 p.m. will exacerbate the existing unsafe and illegal behavior that already occurs in these locations.
- In contravention to Section 11.28.2 of the City of Vancouver Zoning and Development By-law, West End Medicinals would be located within 300 m of Lord Roberts School Annex and Qmunity Resource Centre.

s.22(1)



s.22(1)



**Blackmore, Jessica**

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**From:** So, Mandy on behalf of Hicks, Claudia  
**Sent:** Wednesday, January 30, 2019 10:29 AM  
**To:** Blackmore, Jessica  
**Subject:** FW: Comments on DP-2018-00971 - 1162 Bute St.  
**Attachments:** s.22(1)  
**Importance:** Low

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**From:** s.22(1)  
**Sent:** Saturday, January 05, 2019 3:35 PM  
**To:** Hicks, Claudia  
**Subject:** Comments on DP-2018-00971 - 1162 Bute St.  
**Importance:** Low

Attached please find comments on DP-2018-00971 - 1162 Bute St, approved and signed by s.22(1). They have given me permission to email them to you.

Please let me know that you have received this letter.

If you have any questions, please do not hesitate to contact me.

s.22(1)



January 04, 2019

Claudia Hicks  
Project Coordinator  
City of Vancouver  
by email: claudia.hicks@vancouver.ca

**Comments: West End Medicinals DP-2018-00971, 1162 Bute St.**

s.22(1) the West End Medicinals proposed cannabis retail store at 1162 Bute Street. We do not support the approval of **DP-2018-00971** for the following reasons.

1. **We Object:** West End Medicinal at 1162 Bute Street illegally without a City of Vancouver (City) business licence for many months prior to October 17, 2018. West End Medicinal now wants to continue to operate their business within 300 m of a school (Lord Roberts School Annex), a community centre / neighbourhood house (Qmunity) and another cannabis retail operation application at 1162 Bute St.
2. **Lack of Detail in Application:** The application submitted by West End Medicinals does not provide the level of detail required by the City of Vancouver, e.g., no information is provided regarding a change of use of this site to Cannabis Retail, no site plans or floor plans are provided.
3. **Location close to parks:** West End Medicinals is located too close to several parks and open spaces.
  - **Jim Deva Plaza:** 1162 Bute Street is located less than 70 m from Jim Deva Plaza. When approving Jim Deva Plaza, the City determined that, among other things, it should be clean safe, and a welcoming and inviting destination in the West End for residents of all ages (Administrative Report to Council, July 10, 2015. RTS No. 11023). Unfortunately, Jim Deva Plaza is not always clean and safe, nor is it always a welcoming and inviting destination. Unfortunately, Jim Deva Plaza is not always clean and safe, nor is it always a welcoming and

inviting destination. The activities taking place in this plaza includes smoking marijuana and cigarettes, parties and drinking, as well as other drug use, including needle use. The activities do not appear to be monitored nor are the laws prohibiting these activities enforced. The location of the BC Liquor Store, which is 100 m from the plaza at 768 Bute Street, already encourages partying in the plaza. The operation of a cannabis retail store, which would operate from 9:00 a.m. to 11:00 p.m. seven days a week, and located less than 70 m from the plaza, would make worse the unwanted, unsafe and illegal behaviour that already takes place in the plaza.

- **Jervis Street Parkette:** 1162 Bute Street is located approximately 300 m from the Jervis Street Parkette. This parkette is a walk through parkette, with benches and lighting for people to enjoy and use. As with all parks within the City, no smoking is allowed however people smoke both cigarettes and marijuana. The laws related to smoking are not enforced. The operation of a cannabis retail store, which would operate from 9:00 a.m. to 11:00 p.m., seven days a week, and which is 300 m from the parkette, would worsen the unwanted and illegal behaviour that already takes place in the parkette.
  - **Nelson Street Park:** 1162 Bute Street is located approximately 200 m from the Nelson Street Park.
4. **Lord Roberts School Annex:** in contravention of Section 11.28.2 of the City of Vancouver Zoning and Development By-law, 1162 Bute Street is closer than 300 m to Lord Roberts School Annex. West End Medicinals completely ignores its proposed location in context of to Lord Roberts School Annex.
  5. **Qmunity:** In contravention of Section 11.28.2 of the City of Vancouver Zoning and Development By-law, 1162 Bute Street is closer than 300 m to Qmunity Resource Centre, located at 1170 Bute St. Qmunity, located next door to 1162 Bute St., provides a variety of services, including counselling, youth services and support group services for the LGBTQ/2S people and their allies, including vulnerable youth. West End Medicinals completely ignores the proximity of its proposed location to Qmunity Resource Centre.

To summarize, we oppose West End Medicinals' Development Application DP-2018-00971, 1162 Bute Street for the following reasons:

- West End Medicinals is located within 300 m of another Cannabis Retail Application, located at 1208 Davie St.
- West End Medicinals has not provided the required level of detail in their application.
- West End Medicinals is located too close to Jim Deva Plaza, Jervis Street Parkette and Nelson Street Park. A Cannabis Retail Store opened between 9 a.m. and 11 p.m. will exacerbate the existing unsafe and illegal behavior that already occurs in these locations.
- In contravention to Section 11.28.2 of the City of Vancouver Zoning and Development By-law, West End Medicinals would be located within 300 m of Lord Roberts School Annex and Qmunity Resource Centre.

s.22(1)

s.22(1)

**Hicks, Claudia**

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**From:** s.22(1)  
**Sent:** Saturday, December 29, 2018 10:51 AM  
**To:** Hicks, Claudia  
**Subject:** Comments: West End Medicinals DP - 2018-000971, 1162 Bute St  
**Attachments:** Comments 1162 Bute DP-2018-000971 .pdf

Attached please find my comments on DP - 2018-000971, 1162 Bute St.

Please let me know that you have received this letter. If you have any questions, please do not hesitate to contact me.

s.22(1)



AC

December 29, 2018

Claudia Hicks  
Project Coordinator  
City of Vancouver  
by email: claudia.hicks@vancouver.ca

**Comments: West End Medicinals DP-2018-000971, 1162 Bute St.**

s.22(1) the West End Medicinals proposed cannabis retail store at 1162 Bute Street. I do not support the approval of DP-2018-000971 for the following reasons.

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2. **Lack of Detail in Application:** The application submitted by West End Medicinals does not provide the level of detail required by the City of Vancouver, *e.g.*, no information is provided regarding a change of use of this site to Cannabis Retail, no site plans or floor plans are provided.
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  - **Jim Deva Plaza:** 1208 Davie Street is located less than 70 m from Jim Deva Plaza. The City describes Jim Deva Plaza as "a community serving gathering space and home to a variety of events and activities." When approving Jim Deva Plaza, the City determined that, among other things, it should be clean safe, and a welcoming and inviting destination in the West End for residents of all ages (Administrative Report to Council, July 10, 2015. RTS No. 11023). Unfortunately, Jim Deva Plaza is not always clean and safe, nor is it always a welcoming and inviting destination. Although the City strives to keep it safe and welcoming, for instance by establishing no smoking signs and ensuring it is swept regularly, the activities taking place in this plaza includes smoking dope and cigarettes, parties and drinking, as well as other drug use, including needle use. The activities related to drug use, smoking of

marijuana and cigarettes, and drinking do not appear to be monitored nor are the laws prohibiting these activities enforced. Members of the public do not always use this space in the way the City intended and hoped it would be used. The location of the BC Liquor Store, which is 100 m from the plaza at 768 Bute Street, already encourages partying in the plaza. The operation of a cannabis retail store, which would operate from 9:00 a.m. to 11:00 p.m., seven days a week, and located less than 70 m from the plaza, would further exacerbate the unwanted, unsafe and illegal behaviour that already takes place in the plaza.

- **Jervis Street Parkette:** 1162 Bute Street is located approximately 300 m from the Jervis Street Parkette. This parkette is a walk through parkette, with benches and lighting for people to enjoy and use. As with all parks within the City, no smoking is allowed. In addition to providing a lovely break walking uphill from Sunset Beach to Davie Street, the Jervis Street Parkette also provides a place to sit down and smoke, both cigarettes and marijuana. As has already been described with the use of the Jim Deva Plaza, people will use the space in the way they want to, not necessarily how it is intended. The laws related to smoking are not enforced. s.22(1)

The operation of a cannabis retail store, which would operate from 9:00 a.m. to 11:00 p.m., seven days a week, and which is 300 m from the parkette, would further exacerbate the unwanted and illegal behaviour that already takes place in the parkette.

- **Nelson Street Park:** 1162 Bute Street is located approximately 200 m from the Nelson Street Park.

4. **Lord Roberts School Annex:** In contravention of Section 11.28.2 of the City of Vancouver Zoning and Development By-law, 1162 Bute Street is closer than 300 m to Lord Roberts School Annex. West End Medicinals completely ignores the proximity of its proposed location to Lord Roberts School Annex.

5. **Qmunity:** In contravention of Section 11.28.2 of the City of Vancouver Zoning and Development By-law, 1162 Bute Street is closer than 300 m to Qmunity Resource Centre, located at 1170 Bute St. Qmunity, located next door to 1162 Bute St., provides a variety of services, including counselling, youth services and support group services for the LGBTQ/2S people and their allies, including vulnerable youth. West End Medicinals completely ignores the proximity of its proposed location to Qmunity Resource Centre.

To summarize, I oppose West End Medicinals' Development Application DP-2018-00971, 1162 Bute Street for the following reasons:

- West End Medicinals is located within 300 m of another Cannabis Retail Application, located at 1208 Davie St.
- West End Medicinals has not provided the required level of detail in their application.

- West End Medicinals is located too close to Jim Deva Plaza, Jervis Street Parkette and Nelson Street Park. A Cannabis Retail Store opened between 9 a.m. and 11 p.m. will exacerbate the existing unsafe and illegal behavior that already occurs in these locations.
- In contravention to Section 11.28.2 of the City of Vancouver Zoning and Development By-law, West End Medicinals would be located within 300 m of Lord Roberts School Annex and Community Resource Centre.

s.22(1)



## Blackmore, Jessica

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**From:** So, Mandy on behalf of Hicks, Claudia  
**Sent:** Wednesday, January 30, 2019 10:38 AM  
**To:** Blackmore, Jessica  
**Subject:** FW: DP-2018-00971, West End Medicals, 1162 Bute Street

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**From:** s.22(1)  
**Sent:** Sunday, January 13, 2019 4:07 PM  
**To:** Hicks, Claudia  
**Subject:** DP-2018-00971, West End Medicals, 1162 Bute Street

Ms. Hicks,

I understand that the cut off for comments is January 7. Please forgive. It was only yesterday that it was suggested to me to write.

I am a long time resident of the West End and s.22(1) I was going to West End Medicals to purchase marijuana s.22(1) until they closed.

The staff was always friendly to me and knowledgeable about their product. I found their pricing to be reasonable compared to The Honey Pot and Cannabis Culture both on Davie Street which I would never recommend.

Most importantly was that s.22(1) I felt comfortable entering West End Medicals and was welcomed. This is not so with The Honey Pot (DP-2018-01053) and Cannabis Culture which both also overcharge. Their establishments are prettily decorated – I suppose that's what I'm paying for. s.22(1) in their store does not invite the customers they want.

Please allow me to continue doing business in a store that I want to shop in.

Thank you,  
s.22(1)

Hicks, Claudia

1162 Bute St DP-2018-00971

**From:** s.22(1)  
**Sent:** Monday, December 03, 2018 3:34 PM  
**To:** Hicks, Claudia  
**Subject:** DP-2018-00971

As a near neighbor at s.22(1) I support the application from West End Medicinals and encourage its approval.

Best,

s.22(1)

F✓

Hicks, Claudia

1162 Bute DP-2018-00971

**From:** s.22(1)  
**Sent:** Tuesday, December 04, 2018 9:27 AM  
**To:** Hicks, Claudia  
**Subject:** West End Medicinals, 11162 Bute Street

I received the Notice of Development Application for the above business.

Prior to their closing, this was a well-run business. The location is bright and clean, and I always felt safe while I was there. The staff, also, are very helpful, articulate and well-trained.

I hope to see this business-re-open soon.

s.22(1)

F