

File No.: 04-1000-20-2019-468

August 13, 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 July 22, 2019 for:

All public comments received related to DP-2019-00160, 3235 West Broadway, from June 15, 2019 to July 21, 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

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 (#04-1000-20-2019-468); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for



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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:pm

From: s.22(1)
To: "Profili, Cody" <Cody.Profili@vancouver.ca>
Date: 6/26/2019 4:43:21 PM
Subject: 3235 W Broadway_(DP-2019-00160) R01

Hi Cody,

I hope this finds you well!

Quick question for your regarding DP-2019-00160 :

This location clearly fall under exclusion zones (please see list below and map attached). We are curious to know why this application was accepted and taken under review? Given their distancing, it seems like they would have been rejected immediately.

Does this mean the City is changing the policy on DP exclusion zones?

Choom - 3235 W Broadway
• Chronic Hub (3133 W Broadway) - 135m

I look forward to hearing from you, and thank you for your time.



With a smile,

s.22(1)

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: s.22(1)

To: "Profili, Cody" <Cody.Profili@vancouver.ca>

Date: 6/27/2019 9:03:24 AM

Subject: 3235 W Broadway_(DP-2019-00160) R02

Attachments: Choom letter of support.pdf

Hi Cody,

Just wanted to submit my letter of support for the proposed cannabis store at the 3235 W Broadway location. I am a resident in the area, s.22(1) and am really looking forward to this store coming in to support the community.

s.22(1)

TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway DP-2019-00160

I'm writing today in support of Choom's proposed retail location at 3235 W Broadway. As a business owner in the Greater Vancouver community I have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

Evidence from states and countries that have legalized or decriminalized cannabis (including Canada) clearly shows that legal cannabis retail does not negatively impact the community; in fact, it can improve community wellbeing by increasing public awareness, reducing illegal activity, and providing a quality-assured supply of cannabis products.

Black market dealers and dispensaries are a persistent issue in our community. Aside from not paying taxes and selling untested product, these illicit operations make it incredibly easy for minors to access cannabis. As a legal cannabis retail location Choom is required to implement stringent security measures that ensure no cannabis is sold to minors and no minors are swayed to use cannabis, including mandatory ID checks, black-out windows, and restrictions on storefront signage – measures that keep youth safe while offering quality-assured products to those of legal age.

In closing, I'd like to thank you for taking the time to consider my comments. For the sake of Vancouver's youth, I'll hope for and anticipate a favourable decision.

Sincerely,

s.22(1)



TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway DP-2019-00160

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Evidence from states and countries that have legalized or decriminalized cannabis (including Canada) clearly shows that legal cannabis retail does not negatively impact the community; in fact, it can improve community wellbeing by increasing public awareness, reducing illegal activity, and providing a quality-assured supply of cannabis products.

Despite their contravention of provincial and federal law, black-market cannabis dispensaries are still widespread in our community. Our regulated system of cannabis retail can't operate effectively when untaxed illicit products are so easily accessible and legal retail locations are few and far between. Allowing Choom to establish a legal retail presence will help to eliminate the black market and ensure that proceeds from the sale of cannabis can be appropriately taxed and the revenue put towards community improvement and public education initiatives.

In closing, I'd like to thank you for taking the time to consider my comments. I'll hope for and anticipate a favourable decision.

Sincerely,

s.22(1)



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Unlike illicit black-market operations, Choom will be accountable to its customers, its shareholders, the communities it serves, and to municipal, provincial, and federal authorities. Choom is also publicly traded and operated by an experienced senior management team; with this in mind, I have no doubt that Choom will operate with complete integrity and transparency, and that they will be a good neighbour and a positive influence on the surrounding community.

In closing, I'd like to thank you for taking the time to consider my comments. I'll hope for and anticipate a favourable decision.

Sincerely,

s.22(1)



TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway DP-2019-00160

Please accept this letter as confirmation that we do not foresee any reason why the City of Vancouver would not approve Choom Cannabis Company's retail cannabis license application to open up a non-medical retail cannabis store at the proposed location of 3235 W Broadway.

Sincerely,

s.22(1)



TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway DP-2019-00160

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In closing, I'd like to thank you for taking the time to consider my comments. I'll hope for and anticipate a favourable decision.

Sincerely,

s.22(1)



From: s.22(1)

To: "Profili, Cody" <Cody.Profili@vancouver.ca>

Date: 7/4/2019 8:11:35 AM

Subject: 3235 W Broadway_(DP-2019-00160) R07

Attachments: Scanned from a Xerox Multifunction Printer.pdf

Dear Cody,

Here is my support letter for Choom Holdings Inc, broadway location.

s.22(1)



TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway DP-2019-00160

I'm writing today in support of Choom's proposed retail location at 3235 W Broadway. As a business owner in the Greater Vancouver community I have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

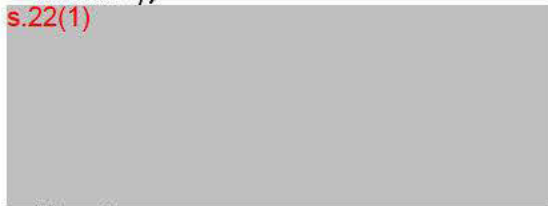
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In closing, I'd like to thank you for taking the time to consider my comments. I'll hope for and anticipate a favourable decision.

Sincerely,

s.22(1)



Signature

Business Name: _____

From: "CBHL - Bill Bonnis" <bbonnis@cbhl.ca>
To: "Profili, Cody" <Cody.Profili@vancouver.ca>
Date: 7/3/2019 9:21:36 AM
Subject: 3235 W Broadway_(DP-2019-00160) R08
Attachments: CHOOM-KITS Support Ltrr.pdf

Cody Profili
Cody.Profili@vancouver.ca

TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway
DP-2019-00160

Please find attached a Letter of Support from C. BONNIS HOLDINGS LTD. for the Choom BC Retail Holdings –
Retail Cannabis Store Development Permit Application – 3235 W Broadway DP-2019-00160

C. BONNIS HOLDINGS LTD. PROPERTIES in the Kitsilano Neighbourhood:

1. 2856-60 WEST BROADWAY;
2. 2868-2872 WEST BROADWAY; and
3. 2884-86 WEST BROADWAY, VANCOUVER.

Thank you,
Bill

Bill C. Bonnis
C. BONNIS HOLDINGS LTD.
332 - 3381 Cambie Street
Vancouver, BC V5Z 4R3

T. 604.736.0426
F. 604.736.0427
C. s.22(1)
E. bbonnis@cbhl.ca
>

C. BONNIS HOLDINGS LTD.

VIA EMAIL

July 03, 2019

TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway
DP-2019-00160

I'm writing today in support of Choom's proposed retail location at 3235 W Broadway. As a land owner in the Greater Vancouver community I have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

Evidence from states and countries that have legalized or decriminalized cannabis (including Canada) clearly shows that legal cannabis retail does not negatively impact the community; in fact, it can improve community wellbeing by increasing public awareness, reducing illegal activity, and providing a quality-assured supply of cannabis products.

Unlike illicit black-market operations, Choom will be accountable to its customers, its shareholders, the communities it serves, and to municipal, provincial, and federal authorities. Choom is also publicly traded and operated by an experienced senior management team; with this in mind, I have no doubt that Choom will operate with complete integrity and transparency, and that they will be a good neighbour and a positive influence on the surrounding community.

In closing, I'd like to thank you for taking the time to consider my comments. I'll hope for and anticipate a favourable decision.

Sincerely,

C. Bonnis Holdings Ltd.

Per: Bill C. Bonnis



Addresses:

2856-60 WEST BROADWAY, 2868-2872 WEST BROADWAY and 2884-86 WEST BROADWAY, Vancouver.

From: s.22(1)

To: "Profili, Cody" <Cody.Profili@vancouver.ca>

Date: 7/4/2019 8:17:08 AM

Subject: 3235 W Broadway_(DP-2019-00160) R10

Attachments: Scanned from a Xerox Multifunction Printer.pdf

Dear Cody,

Here is a support letter from s.22(1) as well, thank you.

s.22(1)



TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 3235 W Broadway DP-2019-00160

I'm writing today in support of Choom's proposed retail location at 3235 W Broadway. As a business owner in the Greater Vancouver community I have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

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In closing, I'd like to thank you for taking the time to consider my comments. I'll hope for and anticipate a favourable decision.

Sincerely,

s.22(1)

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

Business Name: _____

From: s.22(1)
To: "Profili, Cody" <Cody.Profili@vancouver.ca>
Date: 7/12/2019 2:10:47 PM
Subject: 3235 W Broadway_(DP-2019-00160) R11

To whom it may concern,

Man can not live on Marijuana alone!

We are s.22(1) who are extremely opposed to the City of Vancouver approving the changing of use of 3235 West Broadway from Retail Limited Food to Retail - Cannabis Store for the following reasons:

#1. Retail Food Stores are already closing on West Broadway in far too many numbers. My guess would be the unsustainable rising business property taxes (similar to unsustainable rising personal property taxes) has much to do with the CoV forcing hardship on local business owners/residents. s.22(1) California drive 1 1/2 hours to go food shopping because the local food shopping have prices so high to cover the local property taxes. s.22(1), if you are not a dot com millionaire you can not afford to buy food locally and must drive 1 1/2 hour to where it is affordable. It looks like the CoV is following this same California model/example of imposing an ever increasing greater hardship on long time average income local residents.

#2. There is a community center too close to the proposed Retail - Cannabis Store.

#3. Presently there are more than enough Retail - Cannabis Stores in the West Broadway area.

Kind regards,

s.22(1)

From: "Profili, Cody"
To: s.22(1)
Date: 7/8/2019 9:01:58 AM
Subject: RE: 3235 W Broadway_(DP-2019-00160) R09

Hello s.22(1)

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review this week. As previously noted, we can only review the application in regards to what is allowed within the regulations within the regulations.

You're correct that St James Hall is within to 300m boundary, which will trigger an automatic refusal from my department and the Director of planning since we do not have the authority to accept this type of relaxation. However, the applicant can (and likely will) appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications).

If our decision is appealed by the applicant, the BOV (Board of Variance) will likely go through another notification publicizing the appeal date; or if you haven't heard any word within 45 days after I inform you of DOP decision, then you can also follow-up with BOV directly to confirm if an appeal has been made (bov@vancouver.ca | 604-873-7723).

If you feel strongly about this proposal, I recommend attending and organizing support for this BOV appeal since all interested parties are given a chance to present their comments, rationale and express their support or objections in person and it is something that carries substantial weight in the ultimate decision.

Regards,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

From: s.22(1)
Sent: Friday, July 05, 2019 11:02 PM
To: Profili, Cody
Subject: Re: 3235 W Broadway_(DP-2019-00160) R09

Hi Cody:

Thanks for the information. St James community square is within 200 meters, which include day care, Japanese kindergarten, neighborhood gym, lots youth activity in this community square. s.22(1) we just passed a by-law in our AGM no Cannabis distribution in the building(include street level commercial unit). Our community culture in neighborhood not in favor of this category of business, whatever it is under non-for-profit or medical use or other nice name. We totally against it. I talked with other council member, they are very concerned if city going to approve such business in our neighborhood. It not fit our community /neighborhood culture, we cares our kids in this building and neighborhood.

Thanks,

s.22(1)

On Fri, Jul 5, 2019 at 1:56 PM Profili, Cody <Cody.Profil@vancouver.ca> wrote:

Thank you for your comments, I have received your email and will be sure to add to our summary review for consideration at DOP (Director of Planning) review.

The proposal is currently being reviewed under CD-1(531) zoning and other applicable by-laws; and our authority to decide on any particular item, or aspect of the proposal depends whether it is (1) allowed as outright approval, (2) conditionally regulated, or (3) not permitted within the regulations. Cannabis specific policies have been attached for your reference:

- Zoning + Development Bylaw - CD-1(531) Zone District Schedule, conditionally acceptable use under section 3.2(g)
- Zoning + Development Bylaw - Section 11.28 Cannabis Store
- Guidelines for Medical marijuana-related uses near youth facilities (this intent is directed more towards school-age children per clause 11.28.2)

Certain aspects falling under the (3rd) **Not permitted** category are automatic refusals since they fall outside the DOP authority. This is currently the case for the required 300m distance to surrounding sensitive sites and uses. The applicant can appeal our refusal decision and take to the BOV (Board of Variance), which has authority and some precedent of overturning our refusals (based on specific site and application rationale and justifications). For more information on the BOV and their processes please see the following website link <https://vancouver.ca/your-government/board-of-variance.aspx>

Since you responded to the notification, you will be informed when the decision has been made, at which time the applicant will likely start scheduling their appeal to the BOV.

We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Regards,

Cody Profili | Project Coordinator | Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

From: s.22(1)
Sent: Friday, July 05, 2019 6:57 AM
To: Profili, Cody
Subject: 3235 W Broadway_(DP-2019-00160) R09

Hi Cody:

As a resident on neighborhood, We are not in favour of open Cannabis Store in this location.

1. we dislike to see the change of use. the Cannabis store does not match with the culture in this street/block.
2. there already lots of fully licenses restaurant close by, easy access to a Cannabis distribution increase the risk of alcohol+drug. We are very concerned the community safety, our kids' safe in this community, we don't like to see the risk to be increase in this community.
3. we don't see the city have proper mechanism to enforce the by-law. Since an illegal Cannabis store opening in another block, smoke cannabis s.22(1) is increasing, we have couple of safety accident s.22(1) this was never the case couple years ago when there is no cannabis store.

We strongly against this develop plan.

s.22(1)