

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 12, 2019 6:38 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R29
Importance: High

Hi Cody,

We are the s.22(1).
It is not acceptable to have a proposed development of a Retail Cannabis store at 191 - west 2nd Avenue.

- #1 There is a public park nearby with lots of young children.
- #2 It proposed location is near a future new school site.
- #3 The proposed cannabis retail store and ventilation fans or future users could cause issues to condo unit residents above.
- #4 It appears many condo unit owners do NOT want to a cannabis retail store in the strata bylaws.

We therefore strongly oppose the proposed Cannabis retail development at the stated location or near the Olympic village.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 12, 2019 4:40 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R28

Cody,
I am strongly against change of use at the above address from Retail to Retail Cannabis Store s.22(1) Development that has been voted by both stratas of the development to be entirely non-smoking indoors, outdoors and anywhere on premises and such change in use in close proximity would expose our development to more smoke. Cannabis smoke is particularly invasive and obnoxious. Perhaps such uses can be allowed in industrial area that is on the south side of west 2nd Avenue and away from high density residential area. I was trying to find information on this DP on COV website at the link listed in the notice received by mail but I was not able to locate it.

Regards,

s.22(1)

Sent from my iPhone

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 12, 2019 2:55 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R27

Hello Me. Profili,

Thank you for the Notice of Development for the proposed Retail Cannabis store.

s.22(1) and absolutely do not want a cannabis store filling that space, especially not with operating hours from 10am-11pm seven days per week.

Is there a way to participate in the decision/approval process?

Amongst other things, I am concerned about an increase in panhandling outside the venue as well as the inevitability of the smell of marijuana consistently coming into my home.

Thank you,

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 12, 2019 2:23 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R26

Mr. Cody Profili
Project Manager
City of Vancouver

Hi Mr. Profili,

I am writing to you to express my great concern on the development application DP-2019-00302 to change the use of the site from retail to retail cannabis store at 191 West 2nd Avenue.

From medical perspective, there are significant disputes over the potential harm that cannabis will bring to people especially to kids and young people even for recreational purpose, I am very much convinced that cannabis does no good to people's health, allowing the cannabis store in the community encourages the behavior of consuming cannabis by providing easy access. Also, a number of reports and statistics indicate that cannabis usage is often related to the addiction and psychological issues which are often the root causes of social problems, having such store may cause negative impact to the safety and quietness of the community.

Lastly having the cannabis related facilities in the area also means the possible potential devaluation of our real estate property which is something we don't want to see.

Based on the above, as the neighboring resident, I am against the development application, hope this comment can be seriously considered. In the mean time I appreciate being posted of the decision of this application.

Thanks very much and best regards,
s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 12, 2019 11:37 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R25

Dear Sir:

I happened to receive the letter below and am forwarding same to you. I heartily agree with these remarks and endorse them. It is not that I cannot write my own but, rather, the comments to me are exactly correct and I could not have expressed my own views better.

The City is attempting to place a Cannabis store right in the middle of a high developed neighbourhood and a stones-throw away from its likely customers. We do not need this development—there are enough police calls to Marguerite Ford house (and the others) now. This use will exasperate the situation and we do not need it. We need an elementary school and the City to plow the Seawall in the snowy season rather than the bike lanes which I never see anyone on during inclement weather.

To: Director of Planning, City of Vancouver

Regarding: Notice of Development Application

Choom BC Retail Holdings Inc at 191 West 2nd Avenue

I am writing in response to your request for written comments on this application for permission to change use on this property from Retail to Retail Cannabis Store.

s.22(1) and resident of a condominium property in the Olympic Village, I am constantly surprised at the City's decisions in this area.

Rather than support the addition of a cannabis store, the City should be considering how to attract another grocery merchandiser as the small Urban Fare store on the plaza is inadequate to support the growing population living in the ever-increasing number of new high-rise towers that have been built or are under construction. Since I have purchased my property, 5 towers have appeared across Ontario Street with one more high-end Concert property still to start – and this before the development of the NE shore of False Creek!

To date, there has been no sign of the proposed elementary school to accommodate the young children of families attracted to the area.

Further, there are three social housing projects – Station Street, Marguerite Ford Apartments and First Place - and three Temporary Modular Housing units – 220 Terminal, 265 West 1st and Margaret Mitchell Place - that this residential area is already having to cope with. Adding a retail cannabis outlet is not going to contribute to the health and safety of the existing community – I would prefer to see this kind of operation on the Broadway

corridor...not at the base of a residential tower or in such close proximity to the vulnerable. Although locals appreciate the OV area for its access to transportation and amenities, the housing projects already make walkers uncomfortable at night when previously this was not an issue. Operating a retail Cannabis store late at night 7 days a week is not going to attract a desirable clientele. This is not a small operation at 2839 sq ft. A cursory look online shows average square footage for Starbucks at 1800 and 7 Eleven Food Stores at 2600.

I appreciate receiving this notice and the opportunity to respond but I feel that most of the time any comments fall on deaf ears and the City does what they want to do regardless of what the residents want.

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 12, 2019 6:46 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R24

Dear sir,

Please note that I am against the proposal to change the use from Retail to Retail Cannabis store at 191 West @nd Avenue for the reasons stated in s.22(1) resident of this neighbourhood.

To: Director of Planning, City of Vancouver

Regarding: Notice of Development Application

Choom BC Retail Holdings Inc at 191 West 2nd Avenue

I am writing in response to your request for written comments on this application for permission to change use on this property from Retail to Retail Cannabis Store.

s.22(1) and resident of a condominium property in the Olympic Village, I am constantly surprised at the City's decisions in this area.

Rather than support the addition of a cannabis store, the City should be considering how to attract another grocery merchandiser as the small Urban Fare store on the plaza is inadequate to support the growing population living in the ever-increasing number of new high-rise towers that have been built or are under construction. Since I have purchased my property, 5 towers have appeared across Ontario Street with one more high-end Concert property still to start – and this before the development of the NE shore of False Creek!

To date, there has been no sign of the proposed elementary school to accommodate the young children of families attracted to the area.

Further, there are three social housing projects – Station Street, Marguerite Ford Apartments and First Place - and three Temporary Modular Housing units – 220 Terminal, 265 West 1st and Margaret Mitchell Place - that this residential area is already having to cope with. Adding a retail cannabis outlet is not going to contribute to the health and safety of the existing community – I would prefer to see this kind of operation on the Broadway corridor...not at the base of a residential tower or in such close proximity to the vulnerable. Although locals appreciate the OV area for its access to transportation and amenities, the housing projects already make walkers uncomfortable at night when previously this was not an issue. Operating a retail Cannabis store late at night 7 days a week is not going to attract a desirable clientele. This is not a small operation at 2839 sq ft. A cursory look online shows average square footage for Starbucks at 1800 and 7 Eleven Food Stores at 2600.

I appreciate receiving this notice and the opportunity to respond but I feel that most of the time any comments fall on deaf ears and the City does what they want to do regardless of what the residents want.

s.22(1)

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s.22(1)

A rectangular grey box redacting a portion of the document.

Profili, Cody

From: s.22(1)
Sent: Tuesday, June 11, 2019 10:24 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R23
Attachments: June 11.docx Cannabis store.docx

Importance: High

Dear Mr. Profili,
I am writing regarding the Development application for 191 West 2nd Avenue (open attachment).
I have also mailed this letter to City Hall, Development, Buildings and Licensing Office.
Thank you for your attention.

s.22(1)

June 11, 2019

City of Vancouver – Development, Buildings & Licensing

453 West 12th Avenue

Vancouver, BC V5Y 1V4

Attention: **Cody Profili, Project Coordinator**

Re: Development Application DP-2019-0032 , 191 West 2nd Avenue

Dear Sirs/Madam:

I am **strongly opposed** to the application for this location to change to a Retail Cannabis Store usage.

The False Creek/Olympic Village area and surroundings is a growing family-oriented neighborhood with many young families and children. An Elementary School was part of the original plan for the Olympic Village Complex back in 2010 and there is currently a petition for building this Elementary School in this growing community. Therefore a Cannabis Store is definitely NOT suitable in this location for this reason.

This location is also within close proximity to 3 existing Temporary Modular Low-Income and Home-less Housing facilities: Olympic station skytrain stop at Cambie and 2nd Avenue, 1st Avenue under the Cambie Street Bridge, and at Main Street and Terminal. There is already existing increased activity of vandalism, drug paraphernalia/needles in the green spaces, community garden and children's playground, and break-ins of secure apartment garages in the neighborhood.

Finally, the application for operating hours to be Monday to Sunday (7 days per week) from 10 AM to 11 PM is entirely inappropriate for a mostly residential neighborhood. Extending store hours to include Sundays and to the late hour of 11 PM is extremely disruptive to the goal of creating a nurturing and productive neighborhood for our young families.

For all of the above reasons, I strongly request that the City **rejects** the development application for a cannabis store at 191 West 2nd Avenue.

Respectfully,

s.22(1)



Profili, Cody

From: s.22(1)
Sent: Tuesday, June 11, 2019 7:39 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R22

Dear Cody,

I strongly object to the opening of Cannabis shop in our beautiful district! Cannabis is drug and it will ruin the life of teenagers no matter it is Cannabis or Tobacco! I don't understand why the CANADA government will pass this act in this wonderful country and I feel sad for the Canadian especially the young generation! The kids are our future and we should nourish them with the best we have but not DRUG!

Best regards,

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Monday, June 10, 2019 9:41 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R21

Dear Codi,

I recently received notice of this application because I am a resident in the neighbourhood. There is an overwhelming smell of cannabis in the area now and I am opposed to an additional large cannabis store in this neighbourhood.

Thank you for considering my opinion.

s.22(1)

Sent from my iPad

Profili, Cody

From: s.22(1)
Sent: Monday, June 10, 2019 8:15 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R20

Hello,

I am not supporting to change of land use to Retail Cannabis Store due to nearby social housing including temporarily housing as well as Yukon Shelter and Housing Centre including nearby playgrounds and childcare center.

However, if you decide to approve this application, please limit the working hours to weekday (Monday - Friday) only and to regular business hours 10am-5pm.

Thank you

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Sunday, June 09, 2019 9:24 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R19

Hello Cody,

s.22(1) and I am very much opposed to a Retail Cannabis Store in this area.

There are many families and very young children in this area. The smell around any cannabis store is noxious, and I believe dangerous for the very young.

There is already a lot of crime in this area, i.e. s.22(1) into. I believe that selling cannabis will bring more crime to the area.

regards, s.22(1)

Profili, Cody

From: s.22(1)
Sent: Sunday, June 09, 2019 6:03 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R18

Hello Cody,

I write in response to a notice of development application received regarding 191 West 2nd Avenue, Vancouver. As a neighbor, I am opposed to the introduction of a Cannabis store at this site, as I believe it will negatively impact the family-friendly character of the neighborhood, and will remove an at-grade store-front that could serve the community better with a different use.

Thank you for providing an opportunity for feedback.

Yours truly,

s.22(1)

Sent from [Mail](#) for Windows 10

Profili, Cody

From: s.22(1)
Sent: Saturday, June 08, 2019 4:58 PM
To: Profili, Cody
Cc: s.22(1)
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R17

To: Director of Planning, City of Vancouver

Regarding: Notice of Development Application

Choom BC Retail Holdings Inc at 191 West 2nd Avenue

I am writing in response to your request for written comments on this application for permission to change use on this property from Retail to Retail Cannabis Store.

s.22(1) and resident of a condominium property in the Olympic Village, I am constantly surprised at the City's decisions in this area.

Rather than support the addition of a cannabis store, the City should be considering how to attract another grocery merchandiser as the small Urban Fare store on the plaza is inadequate to support the growing population living in the ever-increasing number of new high-rise towers that have been built or are under construction. Since I have purchased my property, 5 towers have appeared across Ontario Street with one more high-end Concert property still to start – and this before the development of the NE shore of False Creek!

To date, there has been no sign of the proposed elementary school to accommodate the young children of families attracted to the area.

Further, there are three social housing projects – Station Street, Marguerite Ford Apartments and First Place - and three Temporary Modular Housing units – 220 Terminal, 265 West 1st and Margaret Mitchell Place - that this residential area is already having to cope with. Adding a retail cannabis outlet is not going to contribute to the health and safety of the existing community – I would prefer to see this kind of operation on the Broadway corridor...not at the base of a residential tower or in such close proximity to the vulnerable. Although locals appreciate the OV area for its access to transportation and amenities, the housing projects already make walkers uncomfortable at night when previously this was not an issue. Operating a retail Cannabis store late at night 7 days a week is not going to attract a desirable clientele. This is not a small operation at 2839 sq ft. A cursory look online shows average square footage for Starbucks at 1800 and 7 Eleven Food Stores at 2600.

I appreciate receiving this notice and the opportunity to respond but I feel that most of the time any comments fall on deaf ears and the City does what they want to do regardless of what the residents want.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Saturday, June 08, 2019 11:43 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R16

This building is within 60 meters of the popular family Hinge Park area with lots of families and young children. The types of customers frequenting a recreational cannabis store are not family oriented and would create a threatening atmosphere in the neighborhood being so close to children and families. While the Choom company says it does not allow its customers to smoke around the area, the Hinge Park area which is so close by, with all its bushes and trees and hill make it an ideal spot for pot smokers to hideout behind a bush and smoke. There is already a problem with pot smokers in the Hinge Park area, especially in the evening, and that smoke carries in the area a long way. Easier access to recreational pot will increase the amount of smokers using the landscape in and around Hinge Park to smoke. Choom says that its name represents 'A Good Time'. When children play in the park, their good time does not affect neighbours. When pot smokers have a good time, it affects neighbours that are exposed to the second hand smoke carcinogens and the unwanted odour. The alleyway behind 191 West 2nd will also become an ideal spot for pot smokers to try and hideout behind a crevice or outcrop in the building design to do their smoking, or in the truck delivery area behind the building. Also, 159 West 2nd Avenue has a 2nd floor garden terrace frequented by families and children, and a fitness facility with open windows that will be exposed to that smoke as well.

There is also already a problem with cannabis smoke within the residential condo buildings in Olympic Village that creeps its way into hallways and neighbouring units and common amenity areas, putting a lot of strain on the Strata councils and animosity between residents. Easier access to recreational pot will further strain Strata councils and neighbours within the same building trying to deal with the problem that already exists. A hyper-localized store will amplify this problem.

The Olympic Village area is already serviced by The Herb Company located at 1193 Main Street, and Sunrise Wellness Foundation Dispensary, Lotusland Cannabis Club, and Healing Empire Online. There are also a number of local cannabis stores with bicycle delivery service to the Olympic Village neighborhood so that residents do not need to drive anywhere to get their weed, such as Canna Essence Wellness, Weed Delivery Vancouver, and Buy Weed Online. Furthermore, with the bicycle rental services available in the Olympic Village area and just outside 191 West 2nd Avenue, it is very easy for residents to ride a non-polluting bike to one of the local cannabis stores in the Mount Pleasant and Main Street areas to get their weed.

The Choom company compares itself to a number of local alcohol serving establishments in the area, but these establishments serve alcohol in a bottle or glass that does not emit pollutants in the air that expose others with carcinogens, hallucinogens, and odour. There is no comparison. Furthermore it admits that these establishments allow children, where Choom does not allow anyone under 19 years old, a testament to its lack of fit with the family and children oriented neighbourhood that all other establishments are open to.

Also concerning is the wide sweeping operating hours of 7 days a week from morning until 11 pm. It compares itself to the Olympic Village and Mount Pleasant alcohol establishments. But it should be compared to the other establishments in the immediate area. In the same building as the proposed Cannabis store, the Pappa Roti closes at 8 pm everyday, the Wild Tale restaurant doesn't open until 2 pm or 3 pm each day, the Nook restaurant doesn't open until 5 pm on Monday and Tuesday and at 11:30 am from Wednesday to Friday. Choom is proposing it be open for 91 hours per week, compared to Nook at 75 hours per week, Wildtale at 65 hours per week, the Tandem Clinic Wellness Centre at 60 hours per week, and the Silver4 Hair Salon at 60 hours per week. These retail businesses are all in the same building. If you take the average operating hours of every other retail establishment in the same building, it's 70 hours per week compared to the Choom proposal of 91 hours per week.

What exactly is Choom going to do to prevent its patrons from smoking in the nearby area? Will they hire someone to patrol the area within 60 to 100 meters of the store to ensure no one is smoking pot around others or that the smoke is not travelling to affect others in the vicinity? Will they purchase signage for the area to remind people not to smoke in the vicinity where it can disturb others and remind them that smoking in their condo units can harm and aggravate neighbours? Will they hire an independent third party to create statistical reports on the number of people smoking pot in the vicinity before and after the store opens and then do

something about it when statistics show more pot smoking in the neighbourhood that is disturbing people using the local parks, patios, and sidewalks?

Bottom line, a cannabis store is not the type of store we want in this neighbourhood and I'm certainly going to be avoiding that area when s.22(1) anymore if this store opens.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Saturday, June 08, 2019 11:00 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R15

Hi! Mr. Profili,

I am the resident in the neighborhood. I received the notice card from the city a week ago regarding the new business Retail Cannabis Store in the neighborhood.

I DISAGREE the application of the retail cannabis store business in our neighborhood.

We have HERBCO on Main Street which is 650 meters from the address of 191 West 2nd Avenue, CHEECH Private Stash on Terminal, 850 meters from the address. We have TWO cannabis stores within one kilometer. This is a family oriented neighborhood with many underage children, I strongly believe these two stores have enough supplies and support the community.

Thank you.

Sincerely,

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Friday, June 07, 2019 8:07 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R14

My comments against this application are as follows:

1. It is too close to Hinge Park which is used by young children and their families. I understood that licenses could only be granted if a cannabis store was more than a certain distance from a school or playground. The location is also very close to the Creekside Community Centre.
2. It seems ludicrous to have operating hours that run until 11pm seven days per week. What other retail store in the area has those hours?
3. There is modular housing for the homeless and a transition house both housing clients who would be encouraged to hang around this store night and day. Both operations already create disturbances at night. It doesn't seem sensible to sell cannabis and thus encourage consumption with this population close by.

I am once again disturbed by the attempts that the City is making to turn the Olympic Village area into a ghetto.

I am wary of s.22(1) and I foresee this store would exacerbate existing problems.

I urge you to decline the application.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Friday, June 07, 2019 1:44 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R13

Dear Cody Profili: I write in response to the public notice to open a Cannabis shop at 191 W. 2nd. I object for a number of reasons. As a resident of Olympic Village some s.22(1) I have seen a proliferation of drug related problems, from needles thrown about at Hinge Park (a playground area for children and general recreation space) to the walkway along False Creek. More than once have I met clean-up crews who have shown me numerous discarded needles and drug paraphernalia. Additionally, we have had several incidents of drug related crime at 1616 Columbia and 150-170 Athletes Way. Why even this morning, from 5 to 6 police vehicles responded to an incident involving what I believe to be a drug trafficker who was apprehended in a chase through Hinge Park. Even the dogs arrived.

The increase of such activity, especially in the last six months, cannot be attributed to the new Temporary Modular Housing on 1st Ave. or continued problems with Margaret Ford house alone. However, the presence of a Cannabis shop so close to these and other facilities cannot but worsen the situation. This is essentially a family focused neighborhood. The presence of a Cannabis store, open to 11pm 7 days a week no less (!), is unnecessary and unwanted. There are numerous other shops in this part of town, a number on Main Street and a new one opening on Cambie St. just before the bridge. Olympic Village must remain Cannabis free, certainly on the retail level. I strongly object and look forward to a public hearing on the issue should there be one. Already, a large contingent of residents plan to attend.

With thanks for your attention to this troubling matter,

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Thursday, June 06, 2019 5:45 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R12

Dear Cody Profili, I want to voice my concerns regarding this application to have a Retail Cannabis Store. I don't believe that it should be there. Do you not know what kind of area it is. We have social housing (Margurite Ford Place) and Temporary Modular housing nearby (less than one block away) and to enable these people to have access to such a place is like giving heroin to a junkie. The Olympic Village was born out of the 2010 Olympics which in my opinion has nothing to do with drugs, social housing and business promoting such. The community values are of good health, hard work and a pleasant environment for professional people, families with children and pets. For you to encourage and enable a bad lifestyle in this area is insane. I already see junkies shooting up in the alley, coming out of the woodwork by the modular housing all spaced out and accosting people. They leave behind their garbage, needles and crack pipes everywhere. The area has restaurants and small businesses and I'm sure the last thing they want is this place that will be open 7 days a week and until 11pm. You are just encouraging people to loiter, make noise and scare people with what will be zombies walking down the street. It's quite a coincidence that some weed places are closing down in the downtown area (especially the downtown eastside) store. Then we will have the downtown eastside people from the social housing (which the previous mayor said was a mistake) and now the pot store will follow. Please don't make this mistake. I will take you on a tour if you want to show you what's going on in the neighborhood. You must live in a place that doesn't have any of the above mentioned problems because you just want to add more misery to us and to make sure it doesn't happen in your "hood". We have 4 social housing around here in only 3 blocks, please give up on this unfavorable project. You can put it in your area or Point Grey. I pay taxes and I don't want a weed store in my area, it doesn't make sense to have one here. That's my rant for to you and I'm sure you'll give me all the reasons why you are doing this but it won't fly with me so go smoke your pot and I'm sure you'll have some more crazy and nonsensical ideas. I think your brain is fried right now, you better stop doing drugs now before you become one of them (zombies). I guess they'll inherit the earth along with the cockroaches and bugs. A very angry and fed up tax payer who wants to live in a healthy community.

Profili, Cody

From: s.22(1)
Sent: Thursday, June 06, 2019 2:38 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R11

Dear Cody,

I am writing a comment on the above-noted application, a notice of which I received yesterday.

s.22(1) This area is not only family friendly but also fit for seniors. The beauty of this area, among others qualities, is diversity of residents. I do understand that many residents are young and may appreciate a cannabis store nearby, however, they can travel distance to purchase whatever they wish. There is no need to have a cannabis store in this neighborhood. In addition, a cannabis store which is open late at night 7 days a week will invite unnecessary noise and traffic.

I am against this application and hope there will be different type of a retail store.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Thursday, June 06, 2019 8:21 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R10

Dear Cody,

It was very sad to be informed that a Cannabis Store has been planning to be built in my community. I'm not confident any of my comments will be read by the city, maybe this is just a mandatory legal process that the city has to follow to protect herself.

Besides these negative feelings, I am deeply concerned about the Cannabis Store opening s.22(1)

- Are these decision makers living within or close to this area? Will they allow to have cannabis stores built near from their homes if they are not? I guess It is not very difficult to allow cannabis store to be built near other people's home.
- I understand people have right. But, families with young kids as well as people who are working so hard to maintain a healthy lifestyle, they do also have rights. People deserve fresh air and a safe/clean community.
- We work so hard to be able to live in this beautiful community. We don't want the city to devalue our home and community because tax income.
- Is it really necessary to build Cannabis store other than a school, a kindergarden, a library, etc.?

Thank you.

Regards,

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 05, 2019 7:44 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R09

Hello,
Please don't make it a retail cannabis store.
We moved to the Olympic village s.22(1) We wanted to grow our family here.
Please don't.
Thank you.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 05, 2019 7:40 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R08

Hello Cody,

s.22(1)

s.22(1) I am writing to let you know that I am strongly opposed to having a retail cannabis store in my neighborhood. Such a store will not only change the dynamics of our family-oriented neighborhood, but also with the type of clientele it will have, and its extended operation hours, I will feel less comfortable and less inclined to walk from work, specially during wintertime when it is dark out there upon my returning home.

Thank you for considering my comments,

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 05, 2019 6:43 PM
To: Profili, Cody
Cc: s.22(1)
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R07

Hi Cody

We received the June 4, 2019 notice about the proposed cannabis retail store located at 191 W2nd Ave.

We are opposed to the development location, as there is currently a proposed elementary school adjacent to the Olympic Village, and the property line for the proposed school grounds on 1st Ave W between the Cambie bridge and Columbia St. will fall within the 300m bylaw limit for the location of a cannabis store next to school grounds. We do not want the store location to impact the future development of a school.

There is also a new playground in Hinge Park that is less than 200m from the proposed store. The West Village Children's Centre is also located at 131 W 2nd Ave.

We're not sure where the official property line for the Creekside Community Centre begins but the store may be within the limit as well.

Please feel free to give us a call if you have any questions.

s.22(1)

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Profili, Cody

From: s.22(1)
Sent: Wednesday, June 05, 2019 6:05 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R06

Hi, Cody , I absolutely against the cannabis store open at this location. This is not the healthy store. They promote unhealthy environment to our community. And bringing a lot of drug addicted people to our area.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 05, 2019 4:58 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R05

Importance: High

Dear Mr. Profili,

I am writing to express my dissatisfaction with the proposed Retail Cannabis Store at 191 West 2nd Avenue.

Olympic Village is a very small neighborhood with lots of families and small kids s.22(1) and we already feel the effects of drug users coming from East Hasting St. every once in a while. I believe having a Cannabis store so close to many residential buildings will increase the number of recreational users in the area, therefore, affecting the lifestyle of our community as well as the value of our property. We certainly don't need a store such as that one, especially so close by Hinge Park Playground, s.22(1)

Thank you for your time.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 05, 2019 1:51 PM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R04

s.22(1) and would wish to oppose such a use for this location which is in a row of eating establishments and a block away from the Marguerite Ford Building. There has been a recent escalation of vandalism and crime in the Olympic Village area the addition of a large cannabis outlet can do nothing but escalate that problem.

s.22(1)

Profili, Cody

From: s.22(1)
Sent: Wednesday, June 05, 2019 11:24 AM
To: Profili, Cody
Subject: 191 W 2nd Av (DP-2019-00302) - Retail Cannabis - R03

Dear sir

We are opposed to the above allocation on a number of grounds

1. The house of operation till 11.00 pm will give rise to an issue of noise and disturbance in the surrounding and growing residential area of the South False Creek area .
2. Seven days week is not acceptable.
3. This proposed application is in close proximity to a number of transition homes for street people that use these drugs and create concern for the ongoing safety for the residents in the Athletes Village area

Further more there are a number of “**Transitional Homes**” close by to this application that create a concern

- (a) The Marguerite Ford building at Cook St & West 2nd Ave
- (b) The adjoining Stanford House on West 2nd

Both the above social housing development require constant Vancouver Police presence and we have see an increase in the crime rate in our area

Added to the above are the following locations which give rise for concern for the safety of residents

- (c) The Temporary housing between Cook St. and Crowe St on west 1st Ave
- (d) The Temporary housing at the Olympic Village Canada Line station
- (d) The temporary housing at Terminal & main Street

All theses locations are in close proximity to a high density residential area that is supposed to **the Jewel of the City of Vancouver**

We suggest that the proposed store would be a haven for people that should not be encouraged to continue to use these addictive drugs

Strata's in the Athletes village are having to increase strata fees to pay for extra day and night time security patrols resulting in an increase in break and enter crimes.

The police response is limited due to staffing issues and do not generally not respond unless there is a serious incident.

All strata's buildings in the Village have adopted a **non smoking, selling and distribution and use of Cannabis By- Law** both in side the units and on roof deck and patios in an attempt to limit the risk of fire and the smell of cannabis in our buildings.

This proposal will most likely increase the personal use of this drug by residents and give rise to complaints from residents that volunteer strata members have to deal with and from people that object to the odour.

The location of this proposed cannabis store close to people who need to get off these drugs will only increase their need to commit crimes to obtain money to purchase these addictive drugs.

We ask that this application be denied

s.22(1)



If for any reason you are
not the intended recipient
of the e-mail please notify
the writer and destroy the e - mail

TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 191 W 2nd Avenue, DP-2019-00302

I'm writing today in support of Choom's proposed retail location at 191 W 2nd Avenue. 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.

Unlike illicit black-market retailers, all cannabis products sold through Choom will be subject to provincial and federal sales taxes, as well as an excise tax of \$1 per gram or 10% of the total purchase. This tax revenue can then be put towards community improvement efforts and public education initiatives, most important among them raising awareness about the responsible use and potential risks of cannabis.

People will consume cannabis regardless of its legality – that much is clear. By allowing more legal cannabis retail outlets to open we can ensure that consumers have access to safe, tested product, and that the sale of cannabis is taxed appropriately.

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,

A handwritten signature in blue ink, appearing to read "B. A. O. Down", is written over a horizontal line.

Signature

Business Name: B.A.O. Down

TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 191 W 2nd Avenue, DP-2019-00302

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 191 W 2nd Avenue.

Sincerely,

A handwritten signature in blue ink, appearing to be 'CDRZ', written over a horizontal line.

Signature

Business Name: VANCOUVER CONDO TEAM

TO: Director of Planning

RE: Choom BC Retail Holdings – Retail Cannabis Store Development Permit Application – 191 W 2nd Avenue, DP-2019-00302

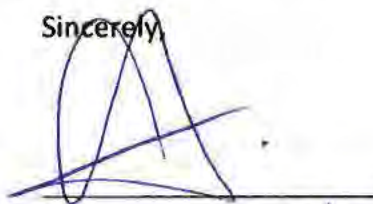
I'm writing today in support of Choom's proposed retail location at 191 W 2nd Avenue. As a business owner in the Greater Vancouver community I have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

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,

A handwritten signature in blue ink, appearing to read 'Stacy Pearson', written over a horizontal line.

Signature

Stacy Pearson - Senior
manager.

Business Name:

Tap & Barrel