

File No.: 04-1000-20-2019-627

November 7, 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 October 8, 2019 for:

All materials including the following, related to DP-2019-00570, 2908 Commercial Drive (change of use to retail cannabis store):

1. Letters of opposition; and
2. Any correspondence or decisions from the Director of Planning or any other City employees.

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 (#04-1000-20-2019-627); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



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

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

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

Encl.

:pm

From: s.22(1)
To: Coffey, Niall
Subject: 2908 Commercial Dr
Date: Thursday, August 22, 2019 3:58:15 PM

I would like to add my voice against the proposal for a reopening of a Cannabis store on the site where a cannabis store has operated illegally for many years. You are saying in this application that it is conditional so it may be permitted. This doesn't make sense to me as it is only a few doors away from both a school and a daycare. In addition they are asking for the hours to be open even longer than they were before and open 7 days a week at these hours.

To have no reprieve for any day and allow something like this where schools and a daycare are and homes is unbelievable to me and I would like to know what else I can do to prevent this from happening, and again why this is allowed when it is against the city of Vancouver rules.

Thank you for providing this information to me.

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: 2908 Commercial Drive Development Permit
Date: Wednesday, August 21, 2019 6:24:20 PM

Hello Niall,

I received the notice of the development permit application for 2908 Commercial Drive.

I must admit that I'm a bit confused though... was this not one of the Cannabis vendors that DID NOT conform to zoning bylaws in that it is less than a block from both a pre school CEFA and an Elementary School, Stratford Hall with over 500 students? Perhaps I missed some development where that has changed? Last I heard the city was trying to have them shut down as opposed to offering them Development Permits...

Please let me know what has changed.

Thanks for your time,

e

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: 2908 Commercial Drive DP-2019-00570
Date: Wednesday, August 21, 2019 8:40:35 PM

Hello:

My name is s.22(1) Vancouver. I am familiar with the establishment and like to submit my objection to its development plan to include a retail component for sale of cannabis. Reasons for my objection are:

1. The area has residential parking and the retail store becomes more visible and will create more traffic to the area
2. The Skytrain underpass already has persons sleeping or lurking during the day and will attract more with a 7 days opening hours.
3. Proximity to a pre-school facility at the corner of Commercial Drive and East 14th where children and parents are exposed to sale of cannabis at such accessible operating hours M-F.
4. The same for students attending a private IB school, elementary and secondary. The retail facility presents temptation and opportunity for high school students to access cannabis.
5. This is a family-type neighbourhood with a mix of young and old residents. People are attracted to this area as evidenced by quick sale of new houses built or put up for sale. The visibility of a cannabis retail operation will be a mJOR deterrant to live here.
6. The Trout Lake Park presents an opportunity for persons to experiment or smoke cannabis in an open space.
7. There were past incidents of drug trafficking at the corner of Victoria Drive and East 14, so the sale of cannabis could potentially attract more traffic.

Regards

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: 2908 Commercial drive
Date: Wednesday, August 21, 2019 7:29:19 PM

Hi Niall Coffey,

How can the city even think of approving this application when there is a daycare/preschool on the same block?

I completely disapprove of this application. It's morally incomprehensible to think the City would feel it's appropriate to expose preschool and elementary children to this type of environment.

I can be reached at:

s.22(1)

Thanks,

s.22(1)

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Application DP-2019-00570 2908 Commercial Drive
Date: Wednesday, September 04, 2019 6:52:18 AM

Hi Niall

I want to offer my opinion to oppose the application to use the premise for Cannabis sale. I live on s.22(1) to the store. There is also a Commercial building s.22(1) the neighborhood has young families with children.

s.22(1) has always had issue people s.22(1) smoking marijuana and drinking alcohol. However recently there an increase in people doing crack and using heroin s.22(1) They normally hide in the commercial building parking lot and in the proposed cannabis store driveway to do drugs mostly in the afternoon and in the evening. s.22(1) s.22(1) doing drugs I find aluminum foil and recently finding needles s.22(1) There is also an increase in break in of cars and I see people suspiciously going in people yard and looking s.22(1) maybe to break in. s.22(1) had their cars broken into 4 time this year and it happen to s.22(1) You will also find people hanging around the lane way in the afternoon and evening waiting for cars to drive by and drop of drugs to them. I see it happen all the time.

I believe that a store like this will increase the drug use and crime in the area and most of the drug user appears to be teens or young adults. The area is already congested with parking with people illegally parking in the commercial building lot and sometime parking in our driveway. With increased traffic this situation will get worse.

There is also homeless people s.22(1) all the time hanging around. They end up hiding stolen item stolen property s.22(1) I must have turn in numerous stolen bike s.22(1) s.22(1) the Vancouver Police property crime division. Always finding stolen gym bag, luggage, drug paraphernalia s.22(1)

There is also a lot of drug trafficking taking place in the underground parking lot and back of the building where Money mart is located at the corner of 10th and commercial. s.22(1) s.22(1)

Please spend a week s.22(1) and in my neighborhood and see what goes on in afternoon and what goes on when it gets dark at night.

s.22(1)

Sent from [Mail](#) for Windows 10

From: s.22(1)
To: Coffey, Niall
Subject: B.C. Pain Society
Date: Wednesday, September 04, 2019 6:10:50 AM

Hi Niall:

This pain society is just a big front for a pot party as attached indicates. This guy has been thumbing his nose at the City for too long. It makes the rule of law look like a fool if you approve of this nonsense any further. I want my City representatives to stand for the taxpayers and the laws, not some blow hard lying con who thinks his big time lawyers will let him bully us. I trust you do the right thing. PLEASE, SHUT THESE CONS DOWN. Thanks for listening.

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Comments on Development Permit DP-2019-00570
Date: Saturday, August 24, 2019 11:55:59 AM

Hi Niall

As neighbors close to the site of this development permit application we are strongly opposed to it.

Based on current city bylaws it defies our comprehension that this cannabis store has continued to operate in this location for the last couple years considering its within 200m of a school.

The applicant in their operational letter claims they have a safe and secure parking lot in the rear of their store. The reality is that this parking lot is never used by their customers and instead customers are parking in the alley and underneath the skytrain behind the store. There is also a park underneath the skytrain as well.

Rather than customers coming to the store buying their cannabis and leaving the area, what we are seeing is customers going into the store buying their cannabis and then coming back to their cars in the alley or the park underneath the skytrain, sitting their smoking their pot and getting stoned.

While customers are in their cars or the park in the back alley, this has lead to a whole list of undesirable behavior -

1. They have their car windows down or doors open, and music blaring.
2. Food containers & beer cans strewn across the alley and park
3. Yelling & screaming from those getting stoned
4. Stupid and destructive behavior to the park, houses close by and surrounding area
5. Stoned customers then racing their cars and driving erratically through the alley and our neighborhood


s.22(1)

s.22(1) to Commercial Dr & Broadway Ave. Anytime the store is open, we are guaranteed to encounter at least one customer s.22(1) smoking it up with pot smell in the air. Its also no longer safe s.22(1) through the alley during the stores open hours.

We strongly request that the Director of Planning deny this permit, and the city shut this store down.

Many thanks

s.22(1)



From: s.22(1)
To: Coffey, Niall
Subject: Development Application DP- 2019- 0057 2908 Commercial Drive
Date: Wednesday, August 21, 2019 9:58:00 PM

Dear Niall Coffey,

s.22(1) East Van Cannabis, or BC Pain Society. I received notice of their development application. I strongly oppose their application to be a retail cannabis store with hours of 9-9 every day of the week. This location is one block away from a school and from a daycare. It is directly across the street from another outlet, the Compassion Club. It may have an address on Commercial Drive, a busy commercial street, but all of the traffic exists around back, in the lane connecting to a residential neighbourhood. The impact of this business may be acceptable in a commercial area, but in fact most of it is felt by the residents of the houses behind. There is a lot of garbage in the immediate area, as well as traffic congestion with cars coming in and out of the parking lot, often with disregard for the children and families who walk in the lane. This lane was busy in any case, as it serves Stratford Hall school, an apartment building, the other tenants of 2908 Commercial, and residents of East 13th and 14th. Customers often park in the spaces designated for Stratford Hall school, and gather to smoke cannabis in the lane. This is not illegal but creates an overwhelming smell of cannabis, which is unpleasant and unhealthy. Having such extensive operating hours would only exacerbate these issues.

In the past number of years having this illegal business in our neighbourhood, there have been a number of incidents which have shown that they are not good neighbours. It is my understanding that they have received multiple tickets in regards to operating an unlicensed cannabis dispensary, which they ignored. It is unclear to me why such behaviour would be rewarded with the requested zoning. In any case I do not believe that this business brings much to the immediate neighbourhood as it is obvious that many customers are not residents, but simply drive in and out. I would appreciate having a different type of business operating in that location. There are multiple cannabis retailers already on the Drive.

Thank you,

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Development application DP -2019-00570 , 2908 Commercial drive
Date: Monday, August 26, 2019 3:54:44 PM

Hello

I am writing with regards to the application for a cannabis retail store at the address 2908 Commercial drive. I live close to this location and I have concerns seeing that it is very close to a daycare and a school and several other cannabis retailers are located already close to this location. I have noticed an increase in people smoking close to this location or use of the cannabis products in this area since these retailers have been open in the area and this puts the public and children at risk.

I believe also that we have enough cannabis retail stores in the area and we do not need more.

I still consider cannabis as a drug and there are no real medical reason for use of cannabis except for use in multiple sclerosis and chronic pain not relieved by other medical options. There is a higher chance of addiction and mental health problems related to cannabis and studies have not proved otherwise yet. Smoking/vaping cannabis also increases the risk for lung cancer and can be far worse than cigarette smoking

I do not see the need for another cannabis related store in this area , legal or illegal and I do not think it will benefit our close or extended community.

Regards

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Development Application for 2908 Commercial Drive (DP-2019-00570)
Date: Tuesday, September 03, 2019 11:00:41 AM

Dear Mr. Coffey,

I am writing to you to express my concern over the development application submitted by East Van Cannabis to the City of Vancouver (DP-2019-00570).

s.22(1) 2908
Commercial Drive where East Van Cannabis is located. I oppose to East Van Cannabis' application to change their operation to a retail cannabis store because their location is too close to schools, the neighborhood park and other family-oriented facilities.

Within the same block of East Van Cannabis, there is **CEFA Early Learning Center** at 2946 Commercial Drive which provides early education and development programs for pre-school children. **Stratford Hall IB World School** at 3000 Commerical Drive, is just one block south of East Van Cannabis. The school has 530 students from kindergarten to Grade 12. Across from Stratford Hall school on the west side of Commercial Drive is **Clark Park** where many families and their children spend their leisure time throughout the day. **Circus Play Cafe** at 1650 East 12th Ave is a family-oriented business which is just about a block north of East Van Cannabis. Furthermore **Trout Lake Park** and **Community Center** are in close proximity.

With all that said, I do not think the location of East Van Cannabis is a suitable location for a cannabis retail store, especially a large store of 1951 sq. ft. floor area, as suggested by the notice of development application. Please relay my opposition to the Director of Planning. I hope the City of Vancouver will make the wise decision to reject East Van Cannabis' application.

Please feel free to contact me at my mobile phone number s.22(1) should you have any questions or wish to speak with me in person.

Sincerely,
s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: DP 201900570
Date: Friday, August 23, 2019 12:55:00 PM

Hi Niall,

I am opposed to this pot shop application at 13th and Commercial. While it appears to be a responsibly run operation, it still makes me wonder how many pot shops in Vancouver are gang connected, and I'm sure there are many. I've been inside several times, and have friends who've used its services and have their own questions. It's little things, but the shop has an odd vibe. I bet no one has ever tested their pot for pesticides, and I wish someone would. I hope the city is getting advice from the police on gang connections generally in this line of business, particularly given the recent police presence at the shop in question here, but also because even a prominent chain such as Weeds gave me reason for discomfort — Weeds' connection to the busted Da Kine shop 10 years ago being the cause of my apprehension. The shop is also a block from a school, and a block more or less from two daycares. It is VERY high traffic, with all that entails, because of the shop's low prices. I'm sure they beat the nearby pub and liquor store together on sales, and by a long shot. It aggravates an increasingly dire local parking situation, that requires attention from the city, as people who work in the area use residential streets and not the pay lots. Fine if you've got a permit. Bad if you've got visitors or a tradesperson. (Toronto's online short-term permit system for this is great.) I am also concerned about how the stretch of commercial south of Broadway will evolve, with coming new development. We're at a tipping point for change, and I'd like to see some attention to strategies to encourage vibrant commercial activity in the character of the neighbourhood, and the Drive generally. There is a risk from retail chains, and a risk from downmarket businesses. I know it's not the city's job to manage who rents what shops, but the city could help by planning for the wasteland under the Skytrain between 10th and 12th. It's the Drive's little piece of Surrey, and it shapes the character of the adjoining streets. Food trucks, offbeat public market ... something to actually animate the space rather than a largely unused community garden and playground in a sea of gravel and empty parking lots. Westbank is also coming to our neighbourhood. The Drive needs to plant a flag to shape the result of that, as well. The City can do little things to shape the character of this neighbourhood. Think of all these things as you consider this application.

Best, s.22(1)
s.22(1)

From: s.22(1)
To: Coffey, Niall
Cc: s.22(1)
Subject: dp-2019-00570 - east van cannabis
Date: Saturday, September 21, 2019 10:16:11 AM

Good day Niall,

I realize this email is late, according to the notice we received but I wanted to send it on behalf s.22(1) anyways. I did speak with you back in August and expressed my displeasure with this request at that time.

s.22(1)
past the east van cannabis location so I feel we've had a fair chance to observe their actions as a business and neighbour.

The reasons I don't feel they should be approved are:

1. the compassion club is already approved and it's kitty corner from the applicants property. I understand there is a limit on the # within a specified distance.
2. there are 2 schools plus at least 1 preschool within 200 m of the applicants property.
3. Clark Park and the children's playground is within 200m of the applicants property.
4. Trout Lake Community Centre is very close to the applicants property
5. they never ceased operations once the city announced all cannabis stores were to close.

When the City of Vancouver announced that all cannabis stores were required to cease operations the applicant may have appeared to cease operations as they seemed to keep the front door closed most of the time. However there was a very healthy and regular business occurring from the back of the property all days of the week and well into the evening.

Finally, while being a good neighbour may not be a quantifiable reason for approving an applicant I would like to note that in sharpe contrast to the Compassion Club this property has litter all around it, particularly cigarette and other butts, one regularly has to walk through people smoking marijuana and other products and the place is always unkept and in disrepair. The large neon green sign is also an eyesore in a residential neighbourhood.

In contrast, I never see garbage outside the compassion club, nor smokers (they specifically disallow it) and the place is always quiet and well presented. It also does not continue business into the late evening hours. I have also noted an annual neighbourhood clean up posted on their building.... contributing to a clean and vibrant neighbourhood and giving back to the community they reside in.

I'm strongly opposed to the development application and hope that the City will uphold it's own guidelines regarding the # of cannabis stores within a specified distance of each other and schools, community centres, etc.

Kind regards

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: DP-2019-00570 Notice of development application
Date: Wednesday, September 04, 2019 8:51:04 PM

Hello Niall

My name is s.22(1) .

I do **not** support the application for DP-2019-00570 at 2908 Commercial Drive and here is why.

They have been operating out the existing site for a few years, we live s.22(1) them and this is how their business has affected us:

- Traffic is heavy, chaotic and dangerous. Their customers enter from both the front and the back, the ones in a hurry park illegally, blocking sight lines for pedestrians, cyclists and other drivers. Other customers gather outside, and smoke their joints, others smoke it in their vehicles. Their 12 hour operation from 9AM-9PM will create more activity and exacerbate the constant traffic and movement.

- There is a preschool 2 doors down from them.

- There is a Kindergarten to Grade 12 school one block away.

Thanks for your consideration and I invite you to come and view our neighbourhood and consider how this application will impact it.

Sincerely,

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: DP-2019-00570
Date: Monday, August 19, 2019 11:21:20 AM

Dear Mr. Coffey

s.22(1) this location; it has been operating as a marijuana outlet for several years. The business is a terrible neighbour, and because it is next to the skytrain tracks, s.22(1) wandering through gangs of people smoking pot beneath the tracks s.22(1) This is something the business has never done anything to manage. They used to host an absolutely horrific rock show on a summer night in their parking lot, so loud you couldn't think, but thankfully they seem to have given up on that. It is the only good thing I can say about them. But on top of this, the place is literally 100 feet from a school. I simply cannot imagine how it has been able to continue operating, let alone that it might now be "renovating" and presumably expanding.

<https://plposweb.vancouver.ca/Public/Default.aspx?PossePresentation=Guest&PosseObjectId=103225521>

If you could please explain this process, and why the enterprise is able to continue operating when in so blatant violation of the school-proximity rule, that would be much appreciated.

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: DP-2019-00570/ 2908 COMMERCIAL DRIVE- NOTICE DEVELOPMENT APPLICATION
Date: Friday, August 23, 2019 11:48:23 PM

Good afternoon Nial Coffey,

I received today a flyer in regards to the application under the existing C-2C1 zoning, to perform interior alterations and to change from wholesale with ancillary retail to retail cannabis on the site.

As an owner of a residential home around the area I strongly oppose for this permission to be granted. The reasons are as follow:

1-There is already an existing dispensary called the **BC Compassion Club** on the opposite side of the street on 14th avenue and Commercial Drive.

2- **There are more than enough** Cannabis retailers on Commercial drive area that can provide and supply the demanding market, besides all the existing ones along Broadway and the rest of Vancouver.

3-Applicants are wholesalers and they have been doing business without even having an outside signage stipulating what they do. But rather, they have kept this business "under the radar" as many people that live in the areas were not even aware after all this years that this building was used for wholesaling Cannabis and I know other neighbors feel the same way.

4-Safety:

This neighborhood has more alcohol and cannabis stores within few block distance than most neighborhoods in the city. Which means it is attracting more rowdy and party crowds than it used to be. Before, there were more family oriented restaurants and stores. Now, the restaurants have become like pubs as the city has been given systematically permits for selling alcohol on Commercial Drive business. So the city is allowing Commercial Drive to become like Granville street with people on the street very "high" or completely drunk, fights and people passing on the streets. It is becoming rowdy, high crowded like Granville Street which makes the neighborhood more unsafe and seedy.

5- This area does not need more public and car traffic as it is close to the sky train.

6-Already the city is not doing much (at least that is what it appears) to deal with the homelessness on Commercial Drive specially around THE HUB. They too consume cannabis and alcohol for recreational purposes. So we do not need more spaces to provide cannabis on the whole Commercial Drive area. The city is big so there are more neighborhoods that do not have any cannabis stores. The applicants should apply to open a store in those areas. Not on Commercial Drive.

I thank you in advance for your time and information on this matter,

s.22(1)



From: s.22(1) [REDACTED]
To: Coffey, Niall
Subject: forgot to attach this to my letter. thanks. s.22(1) [REDACTED]
Date: Wednesday, September 04, 2019 6:14:22 AM
Attachments: [bc_pain.odt](#)



Chuck Varabioff

Friend · 16 mutual friends

Jul 19 · 🌐 · We're close to our goal of 500. Part of the reason we want the shop staying open is because it is a HUGE support for CannaFest, if you enjoy CannaFest every year please show your support and sign our petition. ☐☐☐☐



Pam Visser, Ken Ludwar and 24 others

26 Comments · 49 Shares



Chuck Varabioff

Friend · 16 mutual friends

Jul 21 · 🌐 · The ALL NEW CannaFest office at 7457 3rd St in Grand Forks will be re-open tomorrow, Monday July 22



Pam Visser, Ken Ludwar and 62 others

3 Comments · 2 Shares



Gene Greenwood

1 mutual friend: Chuck Varabioff · Chuck Varabioff liked this post

Jul 12 · 🌐 · They have a great deal at B.C. Pain Society as cbd oil is 10.00 a gram . Good stuff, cheap rate. Get this while it is still around



Chuck Varabioff and 21 others

10 Comments · 6 Shares

In its release, the city also says it's identified 11 other shops that are not part of the case, and it plans to take legal action. The locations are:

- Canna Farmacy, 1259 Kingsway
- Stepping Stone Holistic Living, 2487 Kingsway
- B.C. Pain Society, 2908 Commercial Dr.
- Lotusland Cannabis Club, 3187 Main St.
- Herbs R Us, 223 W. Broadway
- Greencity Cannabis Boutique, 1232 Burrard St.
- Canna Farmacy, 1713 Davie St.
- Better Living Society, 1812 W. 4th Ave.
- Cannabis Culture, 3175 W. Broadway
- Canna Farmacy, 8546 Granville St.

From: s.22(1)
To: Coffey, Niall
Cc: s.22(1)
Subject: Notice of Development Application - 2908 Commercial Drive - DP-2019-00570
Date: Friday, August 30, 2019 6:10:23 PM
Importance: High

Dear Mr. Coffey,

We are the residents of s.22(1)

We received the Notice of Development Application referenced above in the mail regarding interior alterations and change of use from Wholesale with ancillary retail to retail cannabis store at the above address.

As residents of the neighbourhood, and being s.22(1) we vehemently oppose to the approval of this application.

This neighbourhood is very family oriented, and comprises a school and lots of family residents within the area, among other (a community centre, two elementary schools, a daycare, etc.)

We feel the approval of this application would jeopardise the safety of our children in the neighbourhood and bring outsiders to the area acting in a negative way.

By means of this email we would like to express our voice as residents (tax payers) in the area and would fight for the rejection of this Notice of Application.

Kindly confirm receipt of this email.

Sincerely,

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Notice of Development Application DP-2019-00570
Date: Wednesday, August 21, 2019 10:57:24 PM

Dear Niall Coffey,

I recently received a notice of development application (DP-2019-00570) for 2908 Commercial Drive. I am a resident of the area and have been for s.22(1). I would like to register my opposition to allowing the change of use from Wholesale with ancillary retail to retail cannabis store. Part of the zoning for use is to ensure there is a diverse mix of businesses in a neighbourhood. We already have so many cannabis-related retail businesses along Commercial Drive. This is a family neighbourhood and it would significantly change the nature of neighbourhood to allow yet another cannabis business in the area. As such, I would like to register my opposition to allowing this change and I would encourage the City of Vancouver not to allow the change. I am not opposed to allowing for retail in that location in general, but I am opposed to allowing yet another retail cannabis store to operate at this location.

Thanks and Best Regards,

s.22(1)

s.22(1)

A large grey rectangular redaction box covers the signature area, starting below the text 's.22(1)' and extending downwards and to the right.

From: s.22(1)
To: Coffey, Niall
Subject: RE: 2908 Commercial Drive DP-2019-00570
Date: Wednesday, August 28, 2019 1:21:15 PM

Dear s.22(1)

RE: 2908 Commercial Drive DP-2019-00570

I am writing to you in regards to the above stated "NOTICE OF DEVELOPMENT APPLICATION" located at 2908 Commercial drive. As a neighbouring property owner, most of my concerns are focused towards the safety of our neighbourhood as well as the children who reside, study and play here.

As you may not be aware, there are two schools located near the intersection of Commercial Drive between 13th to 14th. One is kindergarten school for small children. One is private school. The private school was expanded to Commercial/15th. Also there are apartments and townhouse near this intersection. Lots of parents drop and pick up their children around here. Children walk around and wait for pick up. Also school children come out to play around during break time. There are already lots of traffics. As a resident here, I and our neighbors always complaint to each other that too many strangers drive by and go at all time during the day. During the school time, many children across the street to the Clark park to play and run around. There were many clients from this existing office lined up at the outside of the door waiting for service sometimes, and many handicapped people drive around to look for parking on 14th ave. We saw people from this existing office walk around with their dogs and smoke around the sidewalk. When we opened the windows Sometimes we smelled Marijuana and smoking, and sometimes we saw people smoke Marijuana at our back alley. This is a resident area with many children, many drug people drive around will cause safety issue to our children and residents. It is a bad idea to have retail Cannabis store at this site, because many children around, and the safety of the children around and residents here are the major issue to consider.

Mostly, I fear that the safety of our children will be compromised as this facility will continue to attract strangers to this busy school, and resident area. Not only should our city provides a safe place for our children, our children need to feel safe when they are around. If the above application is allowed to move forward with retail cannabis store, the safety of our children, residence in this area will be jeopardized. I really concern for the future of our children and their livelihood.

In addition, there are already lots of trafit in this school area What would be a reason to make this area to become more dangerou area to the children and residents. Please **disallow** a retail cannabis store in this neighbourhood.

Thank you for your consideration.

Best regards,

s.22(1)



Virus-free. www.avg.com

From: s.22(1)
To: Coffey, Niall
Subject: Re: DP-2019-00570 2908 Commercial Drive
Date: Tuesday, September 24, 2019 5:38:14 PM
Attachments: image001.png

PS.

If my letter is unclear, you can say so, but for the record, given the 11.6.2 of Additional Regulations, this solidifies my opposition to the application. This will assist in adding a "Objections from Neighbours" as another standard basis for the Refusal of the application.

Once again, thanks and best,

s.22(1)

On Tue, Sep 24, 2019 at 4:02 PM Coffey, Niall <Niall.Coffey@vancouver.ca> wrote:

Dear s.22(1)

Thank you for your email & taking an interest in this application. The proposed application is in violation of 11.6.2 - Cannabis Store of the General Regulations of the Zoning and Development By-law, However we must process this application. Processing an application is a staff requirement of the City of Vancouver.

We will try to take measures to address relevant concerns by requiring revisions, however please note that our authority for 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 applicable zone and by-laws. If the application is refused the applicant is entitled to appeal to the Board of Variance for a relaxation regarding this matter.

Additional information on the zoning and development by-law and district schedule for section 11 can be found at the following link:

<https://vancouver.ca/your-government/zoning-development-bylaw.aspx>

I will coordinate your comments and be sure to add your concerns to our summary review for consideration.

Kind Regards



Niall Coffey

Development Review Branch

Development, Buildings, and Licensing

City Hall, West Annex, 515 West 10th Ave

604-829-9235

Email Niall. niall.coffey@vancouver.ca

From: s.22(1)
Sent: Tuesday, September 24, 2019 3:34 PM
To: Coffey, Niall
Subject: Re: DP-2019-00570 2908 Commercial Drive

Hi Niall,

Further to this email, sorry for the late reply, and thank you for considering my comments on this application. I reside at s.22(1) and received your notification card earlier this month. This application is confusing because the applicant has been operating a dispensary (retail) for approximately five years at this location, first as BC Pain Society. I have not studied the specific conditions of use for this proposes change of use, but as a conditional land use approval, I understand that this requires the special approval of the director of planning.

In a perfect world, this application should be refused, and whatever enforcement has not yet dealt with this operator should bring this retail operation to an end for good. It has never been operating as a wholesaler. In any case, should this proposal have legs and gain approval, at the very least, **its operating hours should be substantially reduced from the proposed 9-9 to 11-6 pm M-S and closed on Sundays**. The reasoning for this is a) to mirror the "BC Compassion Club Society" and, b), to reduce operating hours to mitigate conflict with a pre-school CEFA, and a K-12 School located at E 14th and Commercial

Drive (Stratford Hall) both of which are very close to the subject site's location.

Let me know if you have any questions regarding this feedback. I look forward to hearing of the results on this application.

Best and thanks,

s.22(1)

On Thu, Sep 5, 2019 at 8:29 AM Coffey, Niall <Niall.Coffey@vancouver.ca> wrote:

Dear s.22(1)

Thanks for your email and interest in this application. This application will be going for decision on October 3rd, 2019. I would be happy to collect any additional feedback from the neighborhood up until September 25th, 2019. Let me know your comments and concerns so I may include them in my summary report to the Director of Planning.

Kind Regards



Niall Coffey

Development Review Branch

Development, Buildings, and Licensing

City Hall, West Annex, 515 West 10th Ave

604-829-9235

Email Niall. niall.coffey@vancouver.ca

From: s.22(1)
Sent: Wednesday, September 04, 2019 5:11 PM
To: Coffey, Niall
Subject: DP-2019-00570 2908 Commercial Drive

Hi Niall,

With respect to the above, can you let me know when the decision date is scheduled? I suggest, and contend, that the notification period should be extended as this notified at a time when many are away for summer vacation. Feedback, therefore, will not be meaningful given the timing.

I welcome you thoughts and feedback.

Best,

s.22(1)

From: s.22(1)
To: Coffey, Niall
Cc: s.22(1)
Subject: Re: DP-2019-00570
Date: Saturday, August 24, 2019 6:47:38 PM

Hello Niall –

I’m wondering if the applicant is the same person/people that have owned this business from its inception. If so, as residents of the immediate neighborhood, we’d have concerns – from the beginning, the owner/manager of this business has been less than an ideal neighbor, and the management of the existing business is less than scrupulous. The building is pretty dilapidated, and (as cited in the operational letter), what they describe as a “parking lot” is basically gravel. This building adds nothing to the neighborhood, and is a holdover from the pre-Stratford Hall days when the area had a serious drug-dealing and drug-consumption problem. As it is, it’s common to see people around the perimeter of 2908 Commercial Drive smoking pot – presumably customers, or maybe even staff, of the existing business. So it becomes an extension of the much more serious drug-dealing and consumption problems of the Broadway & Commercial neighborhood.

I’m also baffled that this application is being considered given the location – essentially next door to a preschool operation and one block from a K-12 private school. I’d understood that there were guidelines in the bylaws stipulating minimum (and substantial) distances from institutions like grade schools and cannabis retail operations. Has this changed?

I have no fundamental objections to legalized cannabis and well-managed and conscientious commercial exploitation of this new market, but I question whether this applicant is deserving.

s.22(1)

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

From: s.22(1)
To: Coffey, Niall
Subject: Re: DP-2019-00570
Date: Wednesday, September 04, 2019 10:45:25 AM

Hello Niall,

I live on s.22(1). I am opposed to this development permit application, the expansion of cannabis operations in Vancouver, and concentrating them in this neighbourhood. It appears there are already several cannabis operations in this neighbourhood or close by, along Kingsway and Commercial Drive. Cannabis is also available online. Frankly, I do not trust that medical marijuana is always used for its intended purpose and not just sold or used for getting high.

Over the years I have lived in this neighbourhood, I have seen cheque cashing operations, a pawn shop, 24-hour convenience stores, a methadone dispensary, two cannabis operations, and the like open along the strip of Commercial Drive s.22(1) and the Broadway skytrain station alone. Drug traffickers still operate around the station. This is a family neighbourhood and I want to see more family-friendly businesses here, not a concentration of businesses that cater to and draw people who live on the fringes. That is not to say that these people do not need services, but they do not need to be concentrated here, in "rough" East Van. Concentrating these services in a particular area keeps it rough. I want to feel that the streets in this neighbourhood are safe for our children.

s.22(1)

From: [Coffey, Niall](#)
To: [s.22\(1\)](#)
Subject: RE: Dp201900570
Date: Wednesday, August 14, 2019 10:07:00 AM
Attachments: [image001.png](#)

Hi [s.22\(1\)](#)

Any the bylaws to shut a business down would be enforced by the property use inspectors. You can call 311 for further clarification on this matter , as I'm in the Development Review Branch and don't wish to convey any misleading information.

Kind Regards



Niall Coffey
Development Review Branch
Development, Buildings, and Licensing
City Hall, West Annex, 515 West 10th Ave
604-829-9235
Email Niall. niall.coffey@vancouver.ca

From: [s.22\(1\)](#)
Sent: Wednesday, August 14, 2019 9:50 AM
To: Coffey, Niall
Subject: Re: Dp201900570

Thanks for this, appreciated. It has been a major frustration, as the owner (who has been running this store illegally for years) obviously recognizes that dragging things out by re-applying, appealing, etc. means he can continue to turn a profit. Is there not a bylaw enforcement wing that can close this business down, since they're operating without a business license?

thanks again,

[s.22\(1\)](#)

[s.22\(1\)](#)

On Aug 14, 2019, at 9:43 AM, Coffey, Niall <Niall.Coffey@vancouver.ca> wrote:

Hi [s.22\(1\)](#)

Thanks for bring this issue to my attention. The site sign that is currently erected at the store

has not been approved by the City.

Once the site sign is approved will issue postcards to the neighborhood for comments.

The proposed application is in violation of 11.28.2 - Cannabis Store of the General Regulations of the Zoning and Development By-law, However we must process this application. If the application is refused the applicant is entitled to appeal to the Board of Variance for a relaxation regarding this matter.

We will try to take measures to address relevant concerns by requiring revisions, however please note that our authority for 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 applicable zone and by-laws. If the application is refused the applicant is entitled to appeal to the Board of Variance for a relaxation regarding this matter.

Additional information on the zoning and development by-law and district schedule for section 11 can be found at the following link:

<https://vancouver.ca/your-government/zoning-development-bylaw.aspx>

I will coordinate your comments and be sure to add your concerns to our summary review for consideration.

Kind Regards

Niall Coffey
Development Review Branch
Development, Buildings, and Licensing
City Hall, West Annex, 515 West 10th Ave
604-829-9235
Email Niall. niall.coffey@vancouver.ca

-----Original Message-----

From: s.22(1)
Sent: Tuesday, August 13, 2019 3:04 PM
To: Coffey, Niall
Subject: Dp201900570

Hello,

Just saw this sign up on a storefront near me, a request to make a cannabis store.

Will there be a formal process where neighbours can comment on this development? We haven't received any notification.

Also, it seems that this store still contravenes city policy of proximity to a school?

Thanks,

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Reject DP-2019-00570!
Date: Saturday, August 24, 2019 8:52:09 PM

Hi,

Just wanted to say i do not agree with yet another pot store on commercial drive. There are too many as it is, and unfortunately people do not follow the rules (I assume there are rules about this??) and smoke right outside/beside/behind the store. This application is literally next door to a daycare that has their outdoor space off the back alley and a block down from a school. Don't expose our kids to smoke! s.22(1)
s.22(1) just saying :)

s.22(1)

Sent from my iPhone

From: [Coffey, Niall](#)
To: [KELLER, Jodyne](#); [Hicks, Sarah](#); [Buckham, Catherine](#); [Fridkin, Alycia](#); [Mulla, Zarina](#)
Subject: 2908 COMMERCIAL DRIVE - DP-2019-00570
Date: Wednesday, July 31, 2019 10:12:00 AM
Attachments: [operationalletter.pdf](#)
[image001.png](#)

Hello,

I have received a development permit application for the above noted Cannabis Retail Use.

A copy of the operational letter is attached for your reference.

Please forward any concerns or comments you may have regarding this proposal. Input should be submitted on or before **September 25, 2019** to finalize processing of this application.

Your prompt attention to this matter is greatly appreciated.

Kind Regards



Niall Coffey
Development Review Branch
Development, Buildings, and Licensing
City Hall, West Annex, 515 West 10th Ave
604-829-9235
Email Niall. niall.coffey@vancouver.ca

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

Operational Letter For Proposed Retail Cannabis Store 2908 Commercial Drive

To Whom It May Concern:

July 9, 2019

EAST Van Cannabis Corp. is a local Vancouver company operating non-medical retail cannabis stores in Grand Forks and Vancouver. The proposed location at 2908 Commercial Drive in Vancouver is conveniently located a few blocks south of the Commercial Drive skytrain station.

We plan to provide access to recreational cannabis in a safe and knowledgeable environment. We will employ ten fully trained staff, all of them will have government certification for cannabis retail workers.

Our company has over 50 year combined history working in the cannabis industry.

Hours of operation will fall under the provincial guidelines, 9am to at 9pm. Security is a major part of our operation, we will have security on-site checking ID and ensuring all staff and customers have a safe and secure shopping environment. Nobody under the age of nineteen will be permitted in the store.

Our main goal is to provide our customers with a safe, secure environment with knowledgeable staff. Many of our customers are going through cancer treatments or are on fixed incomes. We're one of the only cannabis stores in the city to offer a huge parking lot, secure bicycle lockup and handicap access with a wheelchair ramp.

There are no signs or sandwich boards on the premises which helps protect minors from knowing what the store is when walking by.

Regards,



Chuck Varabioff President

eastvancannabis.ca

From: [KELLER, Jodyne](#)
To: [Coffey, Niall](#)
Subject: RE: 2908 COMMERCIAL DRIVE - DP-2019-00570
Date: Wednesday, July 31, 2019 12:20:49 PM
Attachments: [image001.png](#)

Hi Niall,

The VPD does not have any concerns at this time.

Jodyne

From: Coffey, Niall <Niall.Coffey@vancouver.ca>
Sent: Wednesday, July 31, 2019 10:13 AM
To: KELLER, Jodyne <jodyne.keller@vpd.ca>; Hicks, Sarah <Sarah.Hicks@vancouver.ca>; Buckham, Catherine <catherine.buckham@vancouver.ca>; Fridkin, Alycia <Alycia.Fridkin@vancouver.ca>; Mulla, Zarina <zarina.mulla@vancouver.ca>
Subject: 2908 COMMERCIAL DRIVE - DP-2019-00570

Hello,

I have received a development permit application for the above noted Cannabis Retail Use.

A copy of the operational letter is attached for your reference.

Please forward any concerns or comments you may have regarding this proposal. Input should be submitted on or before **September 25, 2019** to finalize processing of this application.

Your prompt attention to this matter is greatly appreciated.

Kind Regards



Niall Coffey
Development Review Branch
Development, Buildings, and Licensing
City Hall, West Annex, 515 West 10th Ave
604-829-9235
Email Niall. niall.coffey@vancouver.ca

From: [Hicks, Sarah](#)
To: [Coffey, Niall](#)
Subject: RE: 2908 COMMERCIAL DRIVE - DP-2019-00570
Date: Tuesday, August 06, 2019 1:03:29 PM
Attachments: [image001.png](#)

This location does not meet distancing requirements.

Sarah Hicks | Deputy Chief Licence Inspector, Licence Office Manager
Licence Office | City of Vancouver
sarah.hicks@vancouver.ca
(t) 604-873-7546

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.

From: Coffey, Niall
Sent: Wednesday, July 31, 2019 10:13 AM
To: KELLER, Jodyne; Hicks, Sarah; Buckham, Catherine; Fridkin, Alycia; Mulla, Zarina
Subject: 2908 COMMERCIAL DRIVE - DP-2019-00570

Hello,

I have received a development permit application for the above noted Cannabis Retail Use.

A copy of the operational letter is attached for your reference.

Please forward any concerns or comments you may have regarding this proposal. Input should be submitted on or before **September 25, 2019** to finalize processing of this application.

Your prompt attention to this matter is greatly appreciated.

Kind Regards



Niall Coffey
Development Review Branch
Development, Buildings, and Licensing
City Hall, West Annex, 515 West 10th Ave
604-829-9235
Email Niall. niall.coffey@vancouver.ca

From: [Min, Allison](#)
To: [Coffey, Niall](#)
Cc: [Ng, Wenman](#)
Subject: RE: 2908 Commercial Drive, DP-2019-00570 renovation. and change of major occupancy
Date: Friday, October 11, 2019 9:02:58 AM
Attachments: [2908 Commercial Drive DP-2019-00570 renovation. and change of major occupancy - updated.pdf](#)

Hi Niall,

I've corrected the address and permit number as requested. Please see the attached and upload the PDF under Document.

Regards,

Allison Min

Project Coordinator | Building Review Branch
Development, Buildings and Licensing
604-871-6705

From: Ng, Wenman
Sent: Friday, October 04, 2019 10:37 PM
To: Coffey, Niall
Subject: 2908 Commercial Drive, DP-2019-00570 renovation. and change of major occupancy

Hi Niall:

Please refer to the attached for the comments from Building Review Branch.

Regards,

Wenman Ng

Project Coordinator III
Building Review Branch
Development, Buildings and Licensing,
City of Vancouver
604-873-7402
e-mail: wenman.ng@vancouver.ca

-



Do you really need to print this email? Think green!

Please note that our group has moved to 515 West 10th Avenue and will serve you in this building.

Please note: I will be away from the office from Oct. 7, 2019 to Nov.1st, 2019 and will return on Nov. 4, 2019. As a result, permit submissions/resubmissions for complex projects received **after Sept. 27, 2019 may not be reviewed prior to my time off.**

***Please note that building permit taken in on or after November 1st, 2019, the Work will be reviewed for conformance with the Vancouver Building By-law (#12511) 2019.**



October 5, 2019

emailed to Niall Coffey of DRB

Hi Niall:

RE: DP Review for 2908 Commercial Drive, DP-2019-00570

The following comments have been made by the Building Review Branch and are based on the **preliminary** architectural drawings by Constance Nikiforova submitted on July 10, 2019 for the proposed Development Permit application. This is a preliminary review in order to identify issues which do not comply with Vancouver Building By-Law (2014) #10908 and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

***Please note that building permit taken in on or after November 1st, 2019, the Work will be reviewed for conformance with the Vancouver Building By-law (#12511) 2019.**

The proposed development appeared to be an interior alteration and a change of major occupancy from Wholesale (group F2) to Retail (group E) on the ground floor of this existing commercial industrial building on this site.

- 1) The proposed work will trigger required upgrade requirements to the existing building as per Part 11 of the VBBL. 2014 and shall not increase the non-conformity of the existing building **and**
 - a. **All new works must fully conform to current VBBL requirements.**
- 2) * An Architect will be required to sign and seal the drawing and to provide information for the cumulative 5 year limit on the change of major occupancy at Building Permit application stage in-order to determine the required upgrade levels.
- 3) An existing floor plan is also required to confirm the changes.
- 4) * This building is required to be accessible, access shall be provided to persons with disabilities to all areas, common areas, storage, and to areas where work functions could reasonably be expected to be performed by persons with disabilities, particularly clearances to door jamb.
- 5) * Accessible washroom will be required.
- 6) 2 hour suite separation will be required at demising wall.
- 7) All new architectural, mechanical and electrical components are required to comply with the Energy Utilization requirements of the Vancouver Building Bylaw No. 10918 and ASHRAE standard 90.1-2016. At Building Permit application stage, please add to your drawings the Energy Statements per the "Energy Statements on Drawings" requirements found within the City of Vancouver energy webpage <http://vancouver.ca/building-energy-requirements>.

Notes:

1. Items marked with asterisks (*) have been identified as important non-conforming Building By-law issues.
2. Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.
3. It is the applicant's responsibility to ensure the project meets the requirements of the Vancouver Building Bylaw. In projects where a Code consultant or Certified Professional (CP) will be used, it is recommended to bring in the Code consultant or CP at an early stage to provide this building code overview. Failure to address building code issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

Regards,

Wenman Ng

Project Coordinator III
Building Review Branch
Development, Buildings and Licensing,
City of Vancouver
604-873-7402
e-mail: wenman.ng@vancouver.ca



Do you really need to print this email? Think green!