

File No.: 04-1000-20-2020-164

March 13, 2020

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 March 2, 2020 for:

Objections received regarding Development Permit application DP-2019-00585, at site 2076 Kingsway, Vancouver, BC V5N 2T3.

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 you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review 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 assigned to your request (#04-1000-20-2020-164); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

Cobi Falconer, Acting Director, ATIP, for

A handwritten signature in dark ink, appearing to read 'Cobi', followed by a large, stylized flourish.

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.

:kt

From: Philip Broadhead
To: [Coffey, Niall](#)
Subject: DP-2019-00585
Date: Thursday, October 10, 2019 6:52:24 AM

Dear Mr. Coffey,

As trustees of the Victoria Drive Gospel Hall, 4659 Victoria Drive, we would like to register our opposition to the change of use application at 2076 Kingsway from Retail Limited Food to a Retail Cannabis Store.

As a local church in close proximity that works with children and young people, we have a concern for the social and health effects of cannabis for recreational use on this rising generation, notwithstanding its legitimate medical use for pain control.

There seems to be a proliferation of cannabis establishments across the city, with three others along Kingsway between Victoria Drive and Nanaimo, and four more west of Knight Street. We question the need for another in this community.

Thanks for the opportunity to give input with regard to this application.

Sincerely on behalf of the Trustees,

Phil Broadhead, Trustee

From: Coffey, Niall
To: s.22(1)
Subject: RE: 2076 Kingsway - Cannabis
Date: Friday, September 27, 2019 4:59:00 PM
Attachments: [image001.png](#)

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 (high school), 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: Friday, September 27, 2019 1:27 PM
To: Coffey, Niall
Subject: 2076 Kingsway - Cannabis

Hi Niall,

I received the notification today about the application for 2076 Kingsway to become a retail cannabis store. I like to see the area becoming more vibrant and introduce more different

stores in the area. I notice that there is a retail cannabis store very close by called Budzilla Dispensary Clinic. Is this going to create too much competition in the area and also might lead people to think this area is known for buying cannabis? I hope city of Vancouver can consider that more variety is better for this neighbour and oppose to having another cannabis store so close in proximity. There is a high school also very close by. It may be useful to consider about the students always hanging out around this area as well.

Sincerely,

s.22(1)

A resident of the Cedar- Cottage neighbourhood

From: Coffey, Niall
To: s.22(1)
Subject: RE: 2076 Kingsway DP-2019-00585
Date: Monday, September 30, 2019 8:24:00 AM
Attachments: image001.png

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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: Saturday, September 28, 2019 2:56 PM
To: Coffey, Niall
Subject: 2076 Kingsway DP-2019-00585

Hi Niall,

I received the notice of development application of **2076 Kingsway DP-2019-00585** in mail this week. I would like to express that I am opposed to this business.

The reason is simple. I much more rather to have another coffee shop, restaurant, or grocery store, something that serves the commodity needs of people, than to have a cannabis in close proximity.

Thank you for seeking my opinion.

Have a good day.

Regards,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: [Coffey, Niall](#)
To: [s.22\(1\)](#)
Subject: RE: 2076 Kingsway DP-2019-00585
Date: Monday, October 07, 2019 11:32:00 AM
Attachments: [image001.png](#)

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:

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

Kind Regards



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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: Monday, October 07, 2019 11:07 AM
To: Coffey, Niall
Subject: Re: 2076 Kingsway DP-2019-00585

Dear Mr. Coffey

I'm writing regarding the Zen Den Boutique application to change the use of the 2076 Kingsway

Retail Limited Food to Retail cannabis store be turned down.

Please understand that there are already 2 similar stores selling weeds and cannabis. One is on 2580 Kingsway, and another one on 2267 Kingsway. With the recent Kensington Gardens residential complex developed with many new families moved in, we need more childhood and family-friendly facilities and retails instead.

In addition, with over 10 different schools/learning institutions around the area, (here is just a snapshot for your reference <https://www.screencast.com/t/13FFuyGxOZdl>), to add an extra retail cannabis storefront within this community seems inconsiderate and not beneficial to the prosperity and health of the community.

The business also seems to attract a certain type of clientele. The operating hours till 11pm would be a disaster. It's a residential area and this will attract drug-related traffic which would be a great impact on the community that is recently just revitalized.

I appreciate your consideration on this matter and hope that this application will be turned down.

Thank you!

s.22(1)

On Sat, Sep 28, 2019 at 8:02 AM Coffey, Niall <Niall.Coffey@vancouver.ca> wrote:

Hi s.22(1)

Thanks for your email. Please visit the following link:
<https://development.vancouver.ca/pc2076kingsway/index.htm>

Let me know if you have any concerns or comments.

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: Friday, September 27, 2019 5:00 PM

To: Coffey, Niall

Subject: 2076 Kingsway DP-2019-00585

Dear Mr. Coffey,

I received a notice of development application today and that refers to the captioned DP. I am trying to lookup more details about this development plan from the link <https://vancouver.ca/devapps> but in vain.

Is there another link that you can point me to?

Best regards

s.22(1)

From: [Coffey, Niall](#)
To: [s.22\(1\)](#)
Subject: RE: 2076 Kingsway
Date: Thursday, October 10, 2019 8:20:00 AM
Attachments: [image001.png](#)

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: Wednesday, October 09, 2019 9:42 PM
To: Coffey, Niall
Subject: 2076 Kingsway

To whom it may concern:

I am writing the letter because I strongly against the idea for 2076 Kingsway changing to retail Canabis, There are Elementary and secondary schools around the area, I worry about the impact of the retail Canabis on our kids and their future.

s.22(1)

From: Coffey, Niall
To: s.22(1)
Subject: RE: 2076 Kingsway
Date: Monday, September 30, 2019 10:15:00 AM
Attachments: image001.png

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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: Monday, September 30, 2019 10:00 AM
To: Coffey, Niall
Subject: 2076 Kingsway

Hello,

I'm emailing about the proposed development on 2076 Kingsway. I have supported previous developments (eg Kensington gardens) because they add to the community. However, I do not support this development because the last thing we need in this area is yet another cannabis shop. We have far more than we need already. It will add nothing to the community.

Please do not allow this development.

I live at s.22(1), very close to this development.

Regards,
s.22(1)

From: [Coffey, Niall](#)
To: [s.22\(1\)](#)
Subject: RE: 2076 Kingsway
Date: Thursday, October 10, 2019 8:21:00 AM
Attachments: [image001.png](#)

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.

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

Kind Regards



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City Hall, West Annex, 515 West 10th Ave
604-829-9235
Email Niall. niall.coffey@vancouver.ca

From: [s.22\(1\)](#)
Sent: Wednesday, October 09, 2019 9:54 PM
To: Coffey, Niall
Subject: 2076 Kingsway

To Whom it may concern,
I strongly against the idea for 2076 Kingsway changing to retail Cannabis. There are already a few retail Cannabis stores nearby and there are elementary and Secondary schools around. It is not good to have Cannabis store close t o the students.

Best regards,
s.22(1)

From: [Coffey, Niall](#)
To: s.22(1)
Subject: RE: 2076 kigsway
Date: Thursday, October 10, 2019 8:14:00 AM
Attachments: [image001.png](#)

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.

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

Kind Regards



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Email Niall. niall.coffey@vancouver.ca

From: s.22(1)
Sent: Wednesday, October 09, 2019 7:09 PM
To: Coffey, Niall
Subject: 2076 kigsway

To whom it may concern,
I strongly against the idea for 2076 Kingsway changing to retail Cannabis. There are few retail Cannabis stores nearby already, it is unnecessary to open another one, also there are

elementary and secondary schools around, it is not good have Cannabis store close to students.

Thanks,

s.22(1)

From: [Coffey, Niall](#)
To: [s.22\(1\)](#)
Subject: RE: Against the application of 2076 Kingsway DP-2019-00585
Date: Friday, October 11, 2019 10:24:00 AM
Attachments: [image001.png](#)

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.

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

Kind Regards



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Email Niall. niall.coffey@vancouver.ca

From: [s.22\(1\)](#)
Sent: Friday, October 11, 2019 9:41 AM
To: Coffey, Niall
Subject: Against the application of 2076 Kingsway DP-2019-00585

Dear Niall,

Re: Notice of Development Application

for changing the use from Retail Limited Food to Retail Cannabis Store

I write to against this proposal for the following reasons:

1. Owing that one Cannabis store "Kiaro" has been opened on 1316 Kingsway, it is too closed for us to have a second Cannabis store in 2076 Kingsway. In this situation, the Cannabis stores will become one at my left side and one at my right side. I feel very threatened as the place I live now is already not a peaceful place. There are many rogues and gangster on the street. Call girls are at the corner of the streets. Sometimes they threaten me as the call girls approached my car when I came home late and they pretended my car was their targeted car.
2. Around 2076 Kingsway, there are lots of churches, preschools, elementary and secondary schools and daycare, 2076 Kingsway is not an appropriate site due to the public safety.
3. Around 2076 Kingsway, it is crowed areas with highrise buildings , and there are so many other highrises are planned to build, and lots of highrises are under construction. For the public safety concern, it is not safe to have Cannabis store in such crowed area as selling other drugs on the street, gang organization activities, fights, sexual activities, and even gun fights are foreseen making the area we lived is unsafe.
4. Cannabis stores should not be set up in between crowed areas for public safety.
5. Since two Cannabis stores on 1316 and 2076 Kingsway, making people reluctant to plan to live here when the highrises are built, and new business to be set up here. The existing businesses will consider to move out when the situation get worse. Actually around the area, many shops are vacanted. The City planning should protect citizens from violence and provide a homony environment for citizens to live and the businessmen to operate the business.
6. Given the fact that kids from library, students from elementary and secondary, and daycare, this is highly inappropriate for a cannabis stores to be opened at this particular location.

I hope you can consider the above situations and deny the application.

s.22(1)

s.22(1) Vancouver BC s.22(1)

From: Coffey, Niall
To: s.22(1)
Subject: RE: DO-2019-00585
Date: Wednesday, October 02, 2019 8:18:00 AM

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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, October 01, 2019 6:50 PM
To: Coffey, Niall
Subject: DO-2019-00585

Hi Niall,

We received a notice of development Application about the Zen Den Boutique, Retail Cannabis Store for the Kingsway location in our neighbourhood.

My husband and I are against this kind of store around our home. There are already 2 stores, not so far from us and it looks like enough.

Thanks in advance for adding us to the list of «OPPOSED» to this development.

s.22(1)

s.22(1)

From: [Coffey, Niall](#)
To: s.22(1)
Subject: RE: Development Application - 2076 Kingsway
Date: Monday, October 07, 2019 11:31:00 AM
Attachments: [image001.png](#)

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.

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Kind Regards



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Email Niall. niall.coffey@vancouver.ca

From: s.22(1)
Sent: Friday, October 04, 2019 6:47 PM
To: Coffey, Niall
Subject: Development Application - 2076 Kingsway

I received in the mail a notice from yourselves advising of the application for zoning permission for a retail Cannabis store at the above address and I am writing you to advise of my total opposition to such a proposal for the following reasons:

1. I am apposed to the use of Cannabis as a recreational drug.
 2. There is a secondary school about 3 blocks north of this site. (Gladstone)
 3. There are two city parks withing easy walking distance of this site (Brock Park and Brewers Park).
 4. The proposed hours of business are from Sunday to Saturday from 9AM to 11PM, which would probably make it the only business open on that street at that hour.
- If you wish me to elaborate on these subjects, please note my phone number and email address below..

Yours truly,

s.22(1)

Vancouver, B.C. s.22(1)

s.22(1)

From: Coffey, Niall
To: s.22(1)
Subject: RE: Development application comment
Date: Friday, October 11, 2019 8:16:00 AM
Attachments: image001.png

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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.

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Kind Regards



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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: Thursday, October 10, 2019 9:28 PM
To: Coffey, Niall
Subject: Development application comment

Hello Niall,

I am the resident of s.22(1).

I received 2 notices of development application for
1) 2145 Kingsway DP-2019-00494 and
2) 2076 Kingsway DP-2019-00585

Both are for Retail Cannabis Stores. I am against this idea as it will make the area more dangerous and draw those who smoke weed to the area, causing potential unnecessary crime or injuries to the area.

I hope that these applications will not go through.

Thank you,

s.22(1)

From: Coffey, Niall
To: s.22(1)
Subject: RE: Notice of Development 2076 Kingsway DP-2019-00585
Date: Monday, September 30, 2019 8:25:00 AM
Attachments: image001.png

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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.

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Kind Regards



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Development Review Branch
Development, Buildings, and Licensing
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604-829-9235
Email Niall. niall.coffey@vancouver.ca

From: s.22(1)
Sent: Saturday, September 28, 2019 2:06 PM
To: Coffey, Niall
Subject: Notice of Development 2076 Kingsway DP-2019-00585

Hello Niall,

I am a resident of s.22(1) I received a notice in my mailbox regarding the potential opening of a Cannabis Store nearby. I would like to express my concerns: I am opposed to such a development as there is already a weed store on 2267 Kingsway, plus the city should

encourage healthier developments as this is a residential area shared by kids and teenagers. I am just one of the many people with s.22(1) background who live in the area. Most s.22(1) people are against the use of pot, and we have complained many times about people smoking pot in the building - the smoke of which spreads everywhere with the ventilation system. We as a group would like to be able to support a government who prioritize building healthier communities.

I look forward to hearing back about this issue.

s.22(1)

Resident of s.22(1)

From: Coffey, Niall
To: s.22(1)
Subject: RE: Notice of Development Application 2076 Kingsway DP-2019-00585
Date: Thursday, October 03, 2019 8:16:00 AM
Attachments: image001.png

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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.

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Kind Regards



Niall Coffey
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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, October 02, 2019 8:57 PM
To: Coffey, Niall
Subject: Notice of Development Application 2076 Kingsway DP-2019-00585

Hi Niall,

My name is s.22(1) I am helping my mother s.22(1) of s.22(1) s.22(1) Vancouver to translate her opinion for this application. She is strongly opposed to giving the permit for this alteration request. She thinks it will negatively affect the security of the community with having a cannabis consuming crowd in and

out the neighbourhood and she does not feel safe with it. So she is completely against this request.

Thank you,

s.22(1)

From: [Coffey, Niall](#)
To: [s.22\(1\)](#)
Subject: RE: Questions - Regarding the Development Application on C-2 Zone
Date: Monday, September 30, 2019 8:21:00 AM
Attachments: [image001.png](#)

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

Thank you for your email & taking an interest in this application.

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



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From: [s.22\(1\)](#)
Sent: Sunday, September 29, 2019 9:59 AM
To: Coffey, Niall
Subject: Re: Questions - Regarding the Development Application on C-2 Zone

Dear,

Address: 2076 Kingsway
DP-2019-00585

Under the site C-2 zoning

I wouldn't say I like the idea of having another cannabis store in this area of 2076 Kingsway. The reason for that is because there is one cannabis store close to that area. Also, only one cannabis attracts enough amount of customers using marijuana on the street and in the neighbour, which has created the smell badly. I cannot imagine how worse the smell of marijuana can become if having another cannabis store in the area of 2076 Kingsway.

Another thing is when it gets dark, some people screamed or yelled in this area of 2076 Kingsway. I am not sure if they behaved like this because of the assumption of consuming marijuana.

If you do not agree with my argument, please survey on the street if people like or dislike the smell of cannabis and the behaviour of users, especially the night time.

Sincerely,

s.22(1)

Coffey, Niall <Niall.Coffey@vancouver.ca> 於 2019年9月27日週五 下午1:45寫道:

Hi s.22(1)

Thanks for your email. Please send me any comments you have so I may include them in my recommendation summary to the Director of Planning. Please also include the address and development permit number to which you are referring to.

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: Friday, September 27, 2019 12:27 PM
To: Coffey, Niall
Subject: Questions - Regarding the Development Application on C-2 Zone

Dear,

If I want to show my ideas on not agreeing this cannabis store, where can I comment that?

Thank you,

s.22(1)

From: Coffey, Niall
To: s.22(1)
Subject: RE: Regarding retail cannabis store
Date: Thursday, October 10, 2019 8:23:00 AM
Attachments: image001.png

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.

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Kind Regards



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Email Niall. niall.coffey@vancouver.ca

From: s.22(1)
Sent: Wednesday, October 09, 2019 10:48 PM
To: Coffey, Niall
Subject: Regarding retail cannabis store

I am writing to you, because of the development application on 2076 Kingsway (DP-2019-00585) changed to a retail cannabis store. I do not like this. There is one store on Victoria Drive behind the old Scotia Bank. Another one is on Victoria Drive and 33rd Avenue. This location is too close to Gladstone High school and Selkirk Elementary School. Please consider

my request.

From: Coffey, Niall
To: s.22(1)
Subject: RE: Response/Comments to Development Application for 2076 Kingsway Street DP-2019-00585
Date: Monday, October 07, 2019 11:56:00 AM
Attachments: [image001.png](#)

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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.

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Kind Regards



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Email Niall. niall.coffey@vancouver.ca

From: s.22(1)
Sent: Monday, October 07, 2019 11:51 AM
To: Coffey, Niall
Subject: Response/Comments to Development Application for 2076 Kingsway Street DP-2019-00585

Hi Mr. Coffey,

I'm writing in response to the application for development 2076 Kingsway Street DP-2019-00585 to change store of use from Retail Limited Food to Retail Cannabis Store. I strongly disagree with this development due to reasons listed below:

(1) I live nearby and have a s.22(1) and a s.22(1) The smell of cannabis is not good for young kids, pregnant mothers, and the neighbourhood; the application is proposing to open its store where lots of family with kids live nearby.

(2) Ever Since the Scotia Bank left its premise at 2208 Kingsway Street, there has been a constant homeless person occupying the space; a cannabis store in the area will make the neighbourhood less appealing and possibly translate to more consumption.

(3) Having a Cannabis store in this low income neighbourhood, and close to schools, increase availability for users and for curious young users, and can translate into more consumption and more health impacts.

(4) Individuals in poor neighbourhoods are being overexposed to cannabis and we may be setting up these individuals to consume more and have more harms.

(5) A Statistics Canada study published last year showed that people making less than \$40,000 a year are the country's heaviest users of cannabis, why are we enabling this when they should be spending their money on food and rent?

--

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Re: 2076 Kingsway DP-2019-00585
Date: Monday, October 07, 2019 11:06:48 AM
Attachments: image001.png

Dear Mr. Coffey

I'm writing regarding the Zen Den Boutique application to change the use of the 2076 Kingsway
Retail Limited Food to Retail cannabis store be turned down.

Please understand that there are already 2 similar stores selling weeds and cannabis. One is on 2580 Kingsway, and another one on 2267 Kingsway. With the recent Kensington Gardens residential complex developed with many new families moved in, we need more childhood and family-friendly facilities and retails instead.

In addition, with over 10 different schools/learning institutions around the area, (here is just a snapshot for your reference <https://www.screencast.com/t/I3FFuyGxOZdl>), to add an extra retail cannabis storefront within this community seems inconsiderate and not beneficial to the prosperity and health of the community.

The business also seems to attract a certain type of clientele. The operating hours till 11pm would be a disaster. It's a residential area and this will attract drug-related traffic which would be a great impact on the community that is recently just revitalized.

I appreciate your consideration on this matter and hope that this application will be turned down.

Thank you!

s.22(1)

On Sat, Sep 28, 2019 at 8:02 AM Coffey, Niall <Niall.Coffey@vancouver.ca> wrote:

Hi s.22(1)

Thanks for your email. Please visit the following link:

<https://development.vancouver.ca/pc2076kingsway/index.htm>

Let me know if you have any concerns or comments.

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: Friday, September 27, 2019 5:00 PM

To: Coffey, Niall

Subject: 2076 Kingsway DP-2019-00585

Dear Mr. Coffey,

I received a notice of development application today and that refers to the captioned DP. I am trying to lookup more details about this development plan from the link <https://vancouver.ca/devapps> but in vain.

Is there another link that you can point me to?

Best regards

s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Re: Notice of Development 2076 Kingsway DP-2019-00585
Date: Monday, September 30, 2019 4:23:10 PM
Attachments: image001.png

Hello Niall,

Thank you for getting back to me and taking my concerns into consideration. I truly appreciate it.

Have a good night!

Warm regards,

s.22(1)

Get [Outlook for iOS](#)

From: Coffey, Niall <Niall.Coffey@vancouver.ca>
Sent: Monday, September 30, 2019 8:25:36 AM
To: s.22(1)
Subject: RE: Notice of Development 2076 Kingsway DP-2019-00585

Dear s.22(1)

Thank you for your email & taking an interest in this application.

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From: s.22(1)
Sent: Saturday, September 28, 2019 2:06 PM
To: Coffey, Niall
Subject: Notice of Development 2076 Kingsway DP-2019-00585

Hello Niall,

I am a resident of s.22(1) I received a notice in my mailbox regarding the potential opening of a Cannabis Store nearby. I would like to express my concerns: I am opposed to such a development as there is already a weed store on 2267 Kingsway, plus the city should encourage healthier developments as this is a residential area shared by kids and teenagers. I am just one of the many people with s.22(1) background who live in the area. Most s.22(1) people are against the use of pot, and we have complained many times about people smoking pot in the building - the smoke of which spreads everywhere with the ventilation system. We as a group would like to be able to support a government who prioritize building healthier communities.

I look forward to hearing back about this issue.

s.22(1)

Resident of s.22(1)

From: s.22(1)
To: Coffey, Niall
Subject: Re: Notice of Development Application 2076 Kingsway DP-2019-00585
Date: Thursday, October 03, 2019 4:01:54 PM

Hi Niall,

Thank you for your prompt reply and explanation. I will pass the message to my mother. Please keep us informed of any updates and progress if anything else is needed from us. Thank you,

s.22(1)

Sent from my iPhone

On Oct 3, 2019, at 8:16 AM, Coffey, Niall <Niall.Coffey@vancouver.ca> wrote:

Dear s.22(1)

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Kind Regards

<[image001.png](#)>

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She is strongly opposed to giving the permit for this alteration request. She thinks it will negatively affect the security of the community with having a cannabis consuming crowd in and out the neighbourhood and she does not feel safe with it. So she is completely against this request.

Thank you,

s.22(1)