

File No.: 04-1000-20-2020-214

April 21, 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 April 2, 2020 for:

**Any community comments received in relation to application DP-2019-00848 for a new Cannabis Retail store at 3121 West Broadway, up to April 2, 2020.**

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

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-214); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, ATIP, for

[Signature on File]

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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:ag

**From:** "Atta, Aneela" <Aneela.Atta@vancouver.ca>  
**To:** s.22(1)  
**Date:** 1/2/2020 8:21:17 AM  
**Subject:** RE: DP-2019-00848 / 3121 W Broadway

Hi s.22(1),

Thank you for your email and for sharing your input with us regarding subject project.

Please note, project is under review and no decision has been made yet. We will update you once we reach a decision on this project.

Best Regards.

Aneela Atta  
Project Coordinator  
Development Review Branch  
Development, Buildings, and Licensing Department  
City of Vancouver  
Email: [aneela.atta@vancouver.ca](mailto:aneela.atta@vancouver.ca)  
Phone: 604 829 9493

---

**From:** s.22(1)  
**Sent:** Sunday, December 29, 2019 2:25 PM  
**To:** Atta, Aneela  
**Subject:** FW: DP-2019-00848

I forgot to sign  
Regards  
s.22(1)

---

**From:** s.22(1)  
**Sent:** December 29, 2019 1:57 PM  
**To:** 'aneela.atta@vancouver.ca'  
**Subject:** DP-2019-00848

To whom it may concern.

This notice arrived at our home on December 20<sup>th</sup>, 2019  
However my concern is the close proximity to Elementary Schools on Bayswater 2 blocs from the proposed Cannabis Retail.  
Perhaps if the City could move to Arbutus and West Broadway about 8 to 10 blocs from Elementary Schools.  
Perhaps the City failed to project that within 10 years of the now legal Cannabis users that they may need more than Cannabis to fulfill their need to get high.

**From:** "Atta, Aneela"  
**To:** s.22(1)  
**Date:** 1/31/2020 3:22:00 PM  
**Subject:** RE: Opposition to DP-2019-00848

Hi s.22(1)

I am writing to let you know about the decision on the subject project.

Please note, Director of Planning has refused the subject application yesterday. However, Applicant can still appeal the decision in Board of variance.

Thank you for sharing your feedback with us.

Best Regards.

Aneela Atta  
Project Coordinator  
Development Review Branch  
Development, Buildings, and Licensing Department  
City of Vancouver  
Email: [aneela.atta@vancouver.ca](mailto:aneela.atta@vancouver.ca)  
Phone: 604 829 9493

**From:** s.22(1)  
**Sent:** Monday, December 16, 2019 11:59 AM  
**To:** Atta, Aneela  
**Subject:** Opposition to DP-2019-00848

Dear Ms. Atta:

We live on s.22(1) We write to oppose BOV approval of DP-2019-00848, which proposes a cannabis storefront at 3121 W. Broadway. It will be the fourth cannabis storefront in a two-block stretch - two on W. Broadway between Balaclava and Trutch, and two between Trutch and Blenheim. (There is presently a cannabis storefront at 3175 W. Broadway. There was until recently a storefront at 3133 W. Broadway as well. Recently the BOV approved new cannabis storefronts at 3235 W. Broadway and 3277 W. Broadway. The latter is the same business formerly at 3133 W. Broadway).

We oppose based on two distinct density concerns.

First, cannabis storefronts have social impacts. That is the reason that the City has guidelines in place. Whether a particular neighbourhood is particularly sensitive to, or can tolerate the impact of *one* operation is why the City and BOV have discretion. But cumulative impacts of *four* operations would be too much and would fully undercut the reason the guidelines exist in the first place.

Second, cannabis storefronts crowd out other businesses that we would like to see in our neighbourhood. In recent years we have lost our dry cleaner, our accountant, our butcher, a specialty tea shop, etc., all on this two-block stretch. Anecdotally, we understand these departures are due to large rent increases. Landlords are ejecting long-term tenants as part of the upzoning much of W. Broadway is experiencing. They do so knowing that short-term cannabis operations will fill the gap pending redevelopment. But that trend can only happen if the BOV approves rezoning. If it applies the zoning that exists presently and denies cannabis applications, we expect landlords will be more reticent to seek extreme rent increases. In turn, businesses that provide a pleasant, liveable and walkable character to the neighbourhood will have a better chance to flourish. City of Vancouver - FOI 2020-214 - Page 2 of 3

The BOV's role should seek to preserve, rather than chase out, independent butcher shops and the like, and not facilitate a fourth short term cannabis pop up shop. The BOV can do so by applying the zoning in place and rejecting the current application.

Thank you for your time.

Regards,

s.22(1)