

File No.: 04-1000-20-2020-223

April 23, 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 10, 2020 for:

Neighbourhood notification results for 7220 Main Street, Development Permit DP-2020-00052. Date range: March 1, 2020 to April 10, 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

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 (#04-1000-20-2020-223); 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
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.

:ag

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXTERNAL] DP-2020-00052
Date: Saturday, March 7, 2020 10:29:01 AM

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

Regarding the application by "Van Land Use Consulting" to change the use of 7220 Main Street from retail(sporting goods store) to retail (liquor store), I must register my opposition to this proposal.

The same company, perhaps under different names, has been trying to establish a retail liquor store on Main Street between E. 56th and E.57 Ave for several years. This is the first time at this address.

I am completely and unequivocally opposed to this proposal.

Sincere regards,

s.22(1)



From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXTERNAL] 7220 Main St. DP
Date: Monday, March 9, 2020 10:26:19 PM

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is in regards to DP-2020-00052. My name is s.22(1)

s.22(1)

s.22(1). Our concern is that there will be much more vehicular traffic in that lane. Cars already use it as a quick shortcut to 57th ave with no regards to the T lanes running into it. There are families with young children in our neighbourhood that use that lane to walk, to learn to ride bikes and other real neighbourly activities that would be impacted by more traffic coming from all over. I was born and raised in Vancouver and we raised our family here as well and have seen the traffic become a big impediment to the viability of a community. There already exists a liquor outlet at 47th and Fraser street and a Provincial liquor outlet at Main and 29th. I don't believe we need another one in our neighbourhood. Thank you for listening to our concerns. s.22(1). PS feel free to contact us if you need more clarification.

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXTERNAL] DP-2020-00052
Date: Tuesday, March 10, 2020 10:16:39 AM
Importance: High

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

With this email I would like to state that we, the resident of s.22(1) Vancouver oppose to having a Liquor Store in our neighborhood.

Thank you for your consideration.

Regards,

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXTERNAL] DP-2020-00052 - 7220 Main st - Resident comments
Date: Thursday, March 12, 2020 3:06:30 PM

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Dallas,

The neighbourhood and I were very pleased when the liquor store on the west side of Main at 57 did not proceed. I feel that such a store does not fit in the character of our neighbourhood, and the project for the east side of Main should not be approved.

On specifics:

The notice indicates 11 parking spots behind the building. Yes, there are 11 parking spots, but all have been assigned to either the businesses in the building or to the residents living above. The actual number of parking spots available for the proposed store is maybe 2. When I walked by just now (2pm), only three were vacant.

Parking is available on Main street, but the block is occupied by the northbound bus stop and there are always cars parked on the remainder of the block. This area is also used for loading and unloading the handicapped van serving the centre in the Building.

There is limited parking on 56 Avenue, and due to cars parked on both sides, there is only one traffic lane. 56 Ave should not be used as through fare for cars visiting stores on Main Street.

The lane behind the building gives access to 57 Ave, but it is often difficult to turn east or west due to the high traffic on both 57 and Main and the lights on 57 and Main. This is an intersection with many accidents. More traffic from the lane would only make this worse.

Sincerely,

s.22(1)



From: s.22(1)
To: Arcangel, Dallas
Subject: [EXTERNAL] DP-2020-00052 @ 7220 Main Street
Date: Wednesday, March 11, 2020 1:23:19 PM

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Dallas Arcangel,

I would like to voice my concerns and displeasure re DP-2020-00052 @ 7220 Main Street.

I am a resident of that neighborhood, I have grown up there and now raise a family there, my issue is that previously this area was a hotbed for drugs, prostitution.

I am strongly against having a beer/ wine liquor store down the street from me with individuals who would be drinking and driving through my neighborhood where many young families live with young kids playing and running around in the area.

I know that not all drink and drive but let's be honest we do know there are many that do and this is what's concerning.

There is a pizza store down the street right beside where they want to put in a liquor store, many a nights I take s.22 kids, my wife and I we stroll down to pick up a pizza dinner. Just during the snowstorm we bundled up the kids after playing in the snow and went to get pizza for dinner. The couple that run the pizza store are fantastic and always genuine and friendly to my kids and I. There is an Indian sweets shop as well, across the street few other restaurants, stores and pharmacy. It has a real neighborhood feel to it, I'm sorry to say bringing in a liquor store will impact and remove this neighborhood feel, where I can take my kids out on a hot summer day for a walk to get pizza or sweets.

To be honest alcohol brings out the worst in people, we already have BC Govt run liquor stores, why do we need many more, private liquor stores, and to be in a residential neighborhood with schools and a community Centre down the street?

I truly believe if City of Vancouver is trying to be the best green, socially responsible city that it claims to be, this liquor store application will be denied.

Please feel free to contact me at below if you would like to discuss further.

Thank you for taking the time to hear my concerns.

s.22(1)

s.22(1)



From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXTERNAL] 7220 Main Street
Date: Thursday, March 12, 2020 5:44:22 PM

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Archangel,

We can not have this liquor in the residential commercial building.

There are many elementary school kids around the areas. Sexsmith elementary school just a few blocks away.

My family and I felt very unsafe walking around the block at night already because there are many teenagers smoke marijuana in most of the weekends evenings in the parking lot behind the building.

This little block can not accommodate both marijuana store and liquor store!

Please for the safety of the kids, the residents around the area, city can not have liquor store in this block.

Thank you!

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXTERNAL] DP-2020-00052: 7220 Main Street
Date: Wednesday, March 25, 2020 12:49:47 PM

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello There,

It is with kind acknowledgement that having a liquor store beside very densely family residential area is not appropriate. As a resident of the neighborhood we oppose it. There are already liquor store at Fraser Market, Cambie/Marine, Cambie/41st; Along with there are two cannabis stores already in the market. So we strictly object to have a liquor store at densely populated residential area.

Regards

[Sent from Yahoo Mail for iPhone](#)

From: s.22(1)
To: Arcangel, Dallas; s.22(1)
Subject: [EXTERNAL] Regarding DP-2020-00052
Date: Wednesday, March 18, 2020 10:33:08 AM

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Dallas,

My name is s.22(1) and I am writing on behalf of myself and my husband s.22(1)

We would like to officially voice our concerns against Van Land Use Consulting's permission to develop/rezone on 7220 Main Street, DP 2020-00052.

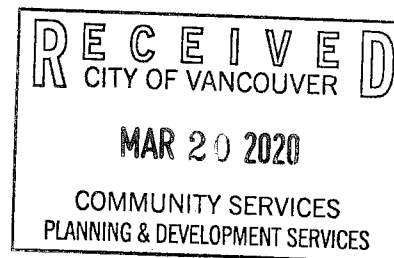
Here is the reasoning for our complaint against having a liquor store open in our neighbourhood:

- 1.) The proposed location is currently NOT zoned as a local shopping area and we request that no exception to re-zone this area be made to the appellants liquor store. The guideline is accurate in its evaluation of 57th and Main Street NOT being a shopping area or marketplace.
- 2.) The appellant states there is overwhelming residential support for the rezoning and that our residents are under-served because we are not within a 15 minute walking distance of a liquor store. **We have 115 signatures from residents within 15 minute walking distance from this proposed location that don't want such a service in their area.** Therefore, there is no demand or support for the appellants service by the very target market the appellant is stating they will serve.
- 3.) As this area is mostly residential, we have parking/traffic concerns related to opening of a liquor store in our area
- 4.) As this area is mainly residential (not a "local shopping area") we have concerns about the level of noise, and potential crime that might arise as a result of allowing a liquor store to open in our area. We are very close to playgrounds and parks such as Sunset Community Centre, Langara Park, Wionna Park and Sexsmith Elementary School.
5. A petition voicing our neighbourhood collective voice against this rezoning was signed and submitted to City hall in 2017 and 2018. We still hold by that petition today and would gladly re-sign it.

Thank you for your attention to this matter.

Sincerely,
s.22(1)

Board of Variance
Vancouver City Hall
453 West 12th Ave.
Ground Floor Unit #112
Vancouver, BC
V5Y 1V4
Canada



Dear Sir,

I am totally against having a liquor store on Main St. and 57th Ave. There is a liquor store on Cambie St. and 41st Ave. with a huge parking lot on both sides. Another one on Fraser Street with all kinds of parking area behind Fraser Street. Both are within walking distances.

Vancouver with its higher density programs. We are having parking problems already in the neighbourhood. When we come home from work. On weekends, friends and family come to visit us. They have to park their cars far away. This area is already very congested as it is. We as residents in this neighbourhood don't want a liquor store here.

I have spoken with many of the residents who live here. Most people in the neighbourhood have families with young children that attend Sexsmith Elementary School 1 block away! Can you please pick a healthier venture that can bring you profit and benefit the community instead?!

There are so many other things the store could be instead of a crummy liquor store or weed store, that would be more suitable for this family neighbourhood. Some options are: bakery, daycare, library, tutoring service for school children or restaurant

I am very concerned!

VERY UPSET NEIGHBOR ON 57 AVE. VAN.
P.S. I LIVED HERE A LONG TIME!

Letter of Support

We, the immediate neighbours of the Main Street and East 57th Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 7220 Main Street.

We support development permit application DP-2020-00052 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
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