

File No.: 04-1000-20-2020-255

May 28, 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 May 2, 2020 for:

All letters of support and objection for the application to open a Retail Cannabis Store at 2976 West Broadway, DP 2020-00081. Date range: January 1, 2020 to April 17, 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 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 (#04-1000-20-2020-255); 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, FOI Case Manager, 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.

:kt

s.22(1)

s.22(1)

s.22(1)

	F	A
Inside	1	13
outside	0	0
Group	0	Residents of Neigh s.22(1)
Total	1	13 + Residents*

postcards sent out 442

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Wednesday, April 1, 2020 10:56 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] DP-2020-00081

Notification Response.

Thanks~!

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, March 29, 2020 9:45 PM
To: Hicks, Claudia
Subject: [EXTERNAL] DP-2020-00081

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 as a resident on s.22(1) west 10th ave, I am not in favour of another retail cannabis store on Broadway. We have a number of these stores already, most are too close to the school, already. We have limited rules on the use of cannabis in public, and I find that I am regularly encountering people smoking cannabis openly in public in this neighbourhood, and do not feel we need another store to support more of this.

Regards, s.22(1)
s.22(1)

A

s.22(1)

2976 W Broadway

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, April 3, 2020 8:41 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Inspired Cannabis Co - Development Application DP-2020-00081

Good morning....
Notification response....
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Friday, April 03, 2020 8:16 AM
To: Hicks, Claudia
Subject: [EXT] Inspired Cannabis Co - Development Application DP-2020-00081

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Claudia,

I live s.22(1) proposed cannabis shop and would like to convey my objection to it.
s.22(1) from this proposed business. I do not believe that children should be walking by pot shops on their way to/from school. There are already several cannabis shops located on 4th Ave as well as on Broadway. Having yet another one, located so close to the elementary school, is not ideal for this neighbourhood or for the kids.

Thanks for hearing me out,

Best,
s.22(1)

A
✓

s.22(1)

2976 W Broadway

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Wednesday, March 18, 2020 12:05 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] DEVELOPMENT APPLICATION 2976 WEST BROADWAY

Hi Jennifer,
Notification response.
Thanks,

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Wednesday, March 18, 2020 11:44 AM
To: Hicks, Claudia
Subject: [EXTERNAL] DEVELOPMENT APPLICATION 2976 WEST BROADWAY

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 Claudia,

I disagree with the development application.

Thanks!

s.22(1)

A
V

s.22(1)

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Wednesday, March 18, 2020 12:52 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] DP-2020-00081 (objection)

Hi Jennifer,
Would you prefer if I put the responses in a file and sent them all at once when the notification period is over? Or as they come in?
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Wednesday, March 18, 2020 12:09 PM
To: Hicks, Claudia
Subject: [EXTERNAL] DP-2020-00081 (objection)

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 Claudia,

I'm writing to you to show my objection regarding development application for 2976 West Broadway,

Thanks
s.22(1)
Sent from my iPhone

A
V

s.22(1)

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Thursday, March 19, 2020 4:55 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] Opposition to DP-2020-00081 along Vancouver's Educational Artery

Hello,
Response to notification.
With thanks,

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Thursday, March 19, 2020 11:59 AM
To: Hicks, Claudia
Cc: letters@vancourier.com
Subject: [EXTERNAL] Opposition to DP-2020-00081 along Vancouver's Educational Artery

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.

As as neighbourhood property owner, I would like to record my objection to DP-2020-00081

This area of Broadway may be considered an "educational artery" connecting youth to UBC. Accordingly, a pot shot in the area will disproportionately expose youth to yet another vile poison - to add to excessive motor exhaust gasses prevalent in the area.

In times past, rates in Vancouver were reasonable enough so that a bakery or bookshop could make a go of it and offer youth something of enduring value along the road to higher education.

By entertaining the kinds of enterprises envisaged under DP-2020-00081 planning department is driving up costs and reducing value in the neighbourhood.

Thank you for your attention to this matter. I look forward to receiving more edifying notices of development application in the future.

Yours sincerely,

A
✓

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Monday, March 30, 2020 12:34 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] Comment about DP-2020-00081

Claudia Hicks
Project Coordinator - Development Review Branch Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Thursday, March 26, 2020 6:20 PM
To: Hicks, Claudia
Subject: [EXTERNAL] Comment about DP-2020-00081

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.

Notice of Development Application
2976 West Broadway
DP-2020-00081

I am so discouraged to see that yet another cannabis retailer is proposed for my neighbourhood. I live s.22(1) from this location. Myself and s.22(1) walk by that location s.22(1) Just because weed has suddenly become legal, it doesn't make it any less destructive and dangerous, especially for young people. I came of age in the s.22(1) and experienced first-hand the degenerative nature of weed. So disappointing that my s.22(1) will have to walk by this every day. Have we no ethics anymore to protect our children? What does this say to our children?

s.22(1)

s.22(1)

A
✓

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Sunday, March 22, 2020 9:00 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] Development Application for Cannabis Co.

Notification as below.
With thanks

Claudia Hicks
Project Coordinator - Development Review Branch Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Sunday, March 22, 2020 8:43 AM
To: Hicks, Claudia
Subject: [EXTERNAL] Development Application for Cannabis Co.

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 Ms. Hicks

I am writing as a resident of the neighbourhood (s.22(1)) from this proposed development) to state that I oppose this application. I have no problem with cannabis stores in general but we do seem to have a proliferation of them. Other Cannabis stores in the area have invariably lead to loitering outside the store and loud noise in the surrounding area. We seem to have plentiful supplies of cannabis. Would prefer to see this property used for something more community friendly.

Thank you for your time and attention to this feedback.

Sincerely,
s.22(1)

A

s.22(1)

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Wednesday, March 25, 2020 8:50 AM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-0081 - 2976 West Broadway

Hello,
Notification response.
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Wednesday, March 25, 2020 7:24 AM
To: Hicks, Claudia
Subject: DP-2020-0081 - 2976 West Broadway

Hi Claudia,

I was not in favour legalization of pot (decriminalization, yes... but that's not the question here).

My two concerns/complaints:

- Odor: Something needs to be done to mitigate odor. With most of these shops, you can smell pot 30+ feet away on the sidewalk in either direction. The smell also usually seeps into the neighbouring business on each side. I think there should be ventilation requirements similar to restaurants for pot shops, with it exhausted vertically through the roof, with carbon filtration to help scrub the odor.

- Aesthetics: Too many of these places end up looking like head shops. That's fine for Granville St., but inappropriate for a family residential neighbourhood like our area. The Green Panda, which was a pre-legalization pot shop across the street that was shut down when the law came out, was the model for this type of business. Classy, and no odor!

Thanks,

s.22(1)

AJ

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Friday, March 27, 2020 10:45 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] 2976 W. Broadway DP-2020-00081

Notification response..

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, March 27, 2020 9:50 AM
To: Hicks, Claudia
Subject: [EXTERNAL] 2976 W. Broadway DP-2020-00081

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 Ms. Hicks:

My wife and I object to the possibility of another cannabis facility in our neighbourhood. Notwithstanding that the site is about 2 blocks from General Gordon School, the intent is 12 hours opening, 7 days a week. This seems excessive, given the number of store fronts selling cannabis on Broadway, West 4th Ave. and up on 10th Ave. I believe there is an outlet at the bus stop on Granville just north of Broadway. This product - some legal, some otherwise - is found throughout the city, certainly outnumbering legitimate pharmacies, and even liquor stores.

Obviously I have a bias, thinking that pot should have been de-criminalized on the user side but illegal for sale by any but govt outlets. The city turned a blind eye on these stores over many years, and Vancouver is certainly the drug centre of Canada. We don't need to have yet another such place in this neighbourhood.

Sincerely,

s.22(1)

Vancouver BC s.22(1)

A
V

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Monday, March 30, 2020 12:32 PM
To: Kim, Jennifer (DBL)
Subject: FW: Application by Inspired Cannabis Co. 2976 W. Broadway St.

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Monday, March 30, 2020 8:54 AM
To: Hicks, Claudia
Subject: [EXTERNAL] Application by Inspired Cannabis Co. 2976 W. Broadway St.

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 Ms. Hicks,

I strongly protest the opening of a cannabis store in such close proximity to Kitsilano Secondary School, General Gordon Elementary School, and in the heart of a family residential area.

With so many business closures, I'm certain the above noted company can find a more suitable location to operate their business.

Thank you for your consideration.

s.22(1)

Vancouver,
s.22(1)

A

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Monday, March 30, 2020 12:25 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] No to: DP-2020-00081 2978 W Broadway

Hi Jennifer,
Notification response
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Monday, March 30, 2020 11:30 AM
To: Hicks, Claudia
Subject: [EXTERNAL] No to: DP-2020-00081 2978 W Broadway

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 Claudia Hicks,
If at all possible, please reject this application for a retail Cannabis Store at 2976 West Broadway.
Thank you,
s.22(1)

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

A
✓

Kim, Jennifer (DBL)

2978 W Broadway

From: Hicks, Claudia
Sent: Monday, April 27, 2020 11:44 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] RE: No to: DP-2020-00081 2978 W Broadway - followup

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
Could you please add to the renote for Broadway?
With thanks
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Wednesday, April 15, 2020 2:56 PM
To: Hicks, Claudia
Subject: [EXT] RE: No to: DP-2020-00081 2978 W Broadway - followup

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Dear Claudia Hicks,

We object to the smoke pollution and have no objection to the medical derivatives made from cannabis. If there is some way to limit a store to these we would have no objection. Thank you, s.22(1)

From: s.22(1)
Sent: Monday, March 30, 2020 11:30 AM
To: claudia.hicks@vancouver.ca
Subject: No to: DP-2020-00081 2978 W Broadway

Dear Claudia Hicks,

If at all possible, please reject this application for a retail Cannabis Store at 2976 West Broadway.

Thank you,

s.22(1)

s.22(1)

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

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Wednesday, April 1, 2020 10:54 AM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00081

Hi Jennifer,
As below.

Thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Saturday, March 28, 2020 10:36 AM
To: Hicks, Claudia
Subject: [EXTERNAL] DP-2020-00081

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 Ms Hicks

I am writing in support of this development (as well as the one at 3287 West Broadway).

If there are people who want this product, then we should give them an opportunity to purchase it, or more than one place to go.

Looking at the operations of stores already opened in the city, it would appear that they are not a problem for their neighbours.

We don't restrict the number of restaurants which serve alcohol, why should we treat this product any differently.

Let the market decide.

Approve these two and all others that apply

F
✓

s.22(1)

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Monday, March 30, 2020 12:33 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] Against the development application of 2976 West Broadway (DP-2020-00081)

Claudia Hicks
Project Coordinator - Development Review Branch Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Saturday, March 28, 2020 3:08 PM
To: Hicks, Claudia
Subject: [EXTERNAL] Against the development application of 2976 West Broadway (DP-2020-00081)

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 Claudia

I would like to express that I'm strongly opposed to the development application of 2976 West Broadway (DP-2020-00081).

We are young family s.22(1) in this neighbour s.22(1)
s.22(1)

Many students s.22(1) pass by everyday on site of the development to attend General Gordon Elementary school,
My big concern is how the cannabis store will influence those young students.

There are already many Cannabis stores in our neighborhood and I think we don't need anymore.

Please reconsider of the development for more suitable retail or shop for our kids futures.

Best Regards,

s.22(1)

s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Monday, March 30, 2020 12:34 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] Against the development application of 2976 West Broadway (DP-2020-00081)

And another.....

Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Saturday, March 28, 2020 2:39 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXTERNAL] Against the development application of 2976 West Broadway (DP-2020-00081)

A

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 Claudia,

I want to express my serious concern on the above development application at 2976 West Broadway to be a Cannabis store.

We are a young family s.22(1)

Along the way, there are many young children heading to school by foot or by bus. Children and parents would be waiting at the bus stop also right in front of the posted location.

Marijuana being legalize doesn't change the fact that is it is a bad influence for young children and teenagers.

There is also a Kitsilano high school of which has lots of teenagers smoking cigarette on the street already. how is this development not going to intensify the problem?

There are also a lot of elderly families in the areas whose respiratory system might be comprised and sensitive to marijuana smell. please think about their health.

there are already too many Marijuana stores in the area already with another one also seeking permission to operate at 3287 West Broadway.

I strongly oppose having an cannabis at 2976 West Broadway. There has to be another type of business more benefits and bring diversified value to this neighborhood. Please plan for the wellbeing of the people not for the corporate money.

Sincerely,

s.22(1)

A grey rectangular box redacting the signature of the sender.

Kim, Jennifer (DBL)

2976 W Broadway

From: Hicks, Claudia
Sent: Monday, March 30, 2020 12:31 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXTERNAL] To: the Director of Planning, City of Vancouver Attention: Claudia Hicks re Objection to Development Application of DP-2020-00081 Development Application at 2976 West Broadway to establish Cannabis Retail

Claudia Hicks

Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Monday, March 30, 2020 10:42 AM
To: Hicks, Claudia
Subject: [EXTERNAL] To: the Director of Planning, City of Vancouver Attention: Claudia Hicks re Objection to Development Application of DP-2020-00081 Development Application at 2976 West Broadway to establish Cannabis Retail

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.

To: The Director of Planning, City of Vancouver
Via Claudia Hicks, Project Coordinator

From: Residents of Neighbourhood
2500 Balaclava Street, Vancouver, B.C.

Subject: DP-2020-00081 2976 West Broadway, Vancouver
Objection to the Development Application by Inspired Cannabis Co

Dear City of Vancouver,

We strongly object to the City granting permission to Inspired Cannabis Co to establish a Retail Cannabis Store by changing its current use.

We see more and more Cannabis shops setting up retails cashing in on people's addiction and we urge strongly of City of Vancouver to take the leadership to reject and to take strong measure to restrict the number and the location of cannabis retails, despite any level of government approval. Cannabis retail stores are not good for the health and development of a good society.

Research and studies have demonstrated the negative effect of marijuana on memory, attention and learning which can persist for days or weeks even though the acute effects of the drug wear off, depending on the persons history with the drug.. There is substantial evidence to suggest that students who smoke marijuana have poorer academic scores.

We are concerned of the rise of marijuana use among teenagers as we have Gordon Elementary and Kitsilano High School right in our neighbourhood.

Although many people feel that marijuana cannot affect them seriously. However, many studies show that marijuana is a drug and it slows down a person's motor reflexes and worse, the ability to make good judgment.

The more the City of Vancouver in granting permits to operate Cannabis retails, the more and greater the danger City of Vancouver in creating a dangerous and unhealthy society of Vancouver.

Similarly, opium took many years before people realized how harmful it could do to destroy a robust and vigorous society when people became lack of motivation and disoriented.

We have seen young adults of marijuana smokers, coughing in the night yet they did not realize the harm and instead argued and persisted in using this stinky smelly pot to relax. Instead they should seek exercise and some other way rather than being the targets of the cannabis retails who appear very convincing that they are helping people with their remedies.

Please take proactive action for the good of Vancouver.

Thank you

The Residents

From: s.22(1)
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 4/3/2020 1:58:17 PM
Subject: [EXT] DP-2020-00081 (Retail application 2976 W Broadway)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Ms.Hicks,

s.22(1)

Ref: Retail application 2976 W Broadway DP-2020-00081

Please note i sincerely "OBJECT" to this retail cannabis store at this location for the following reasons and more:

1) - Personal:

s.22(1)

Very **sensitive** to Cannabis oder.

Attracts unnecessary traffic, littering and crime s.22(1) "in my opinion only"

2)- Location:

With in one block to the existing non licensed (open 4-10 pm) store north of 3000 block W Broadway.
Also new recent applicants for 3100 block of W broadway

Near three cross walk with in less than 20 meters. (pls see city map)

Main walking traffic for students and seniors because of cross walks locations.

Property has narrow col de sac commercial back lane with families with kids and seniors.

Not compatible with surrounding retailers.

Sincerely

s.22(1)

s.22(1)