

File No.: 04-1000-20-2020-266

June 2, 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 11, 2020 for:

Public correspondence related to DP-2019-00494 at 2145 Kingsway (Cannabis Retail Store Permit). Date of application refusal: November 12, 2019.

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 (#04-1000-20-2020-266); 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, 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:** s.22(1)  
**To:** Coffey, Niall  
**Subject:** Development application comment  
**Date:** Thursday, October 10, 2019 9:27:45 PM

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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: 2145 KINGSWAY - DP-2019-00494  
**Date:** Tuesday, October 15, 2019 3:25:00 PM  
**Attachments:** [image001.png](#)

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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 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

---

**From:** s.22(1)  
**Sent:** Tuesday, October 15, 2019 2:27 PM  
**To:** Coffey, Niall  
**Subject:** 2145 KINGSWAY - DP-2019-00494

**TO WHOM IT MAY CONCERN:**

In reply to the notice sent to me by the City of Vancouver on the 8th October, 2019 - We have more than enough Pot Shops. I am not in favour of another Retail Cannabis Store in this area.

Consideration should be made regarding nearby schools and families with young children.

Thank you.

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: 2145 KINGSWAY - DP-2019-00494  
**Date:** Wednesday, October 16, 2019 8:46:00 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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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 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

---

**From:** s.22(1)  
**Sent:** Tuesday, October 15, 2019 8:49 PM  
**To:** Coffey, Niall  
**Subject:** 2145 KINGSWAY - DP-2019-00494

To whom it may concern,

I would prefer to not have this marijuana shop in our neighbourhood. There are more than enough of these stores around and I would prefer to not have one in our neighbourhood. Consideration should be made that there are nearby schools and families with young children.

Thank you.

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: 2145 Kingsway DP-2019-00494  
**Date:** Tuesday, October 15, 2019 8:31:00 AM  
**Attachments:** [image001.png](#)

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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**  
***Development Review Branch***  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

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**From:** s.22(1)  
**Sent:** Tuesday, October 15, 2019 5:07 AM  
**To:** Coffey, Niall  
**Subject:** 2145 Kingsway DP-2019-00494

Dear Mr. Coffey,

I am writing in connection with the Green Cross Society applying for the change of use from Retail Limited Food to Retail Cannabis Store.

I strongly object to such change as we need food store rather than Cannabis, as there



is not much supermarket around that area. If the food store is replaced, that really causes us much inconvenience and deprived us of the easy accessibility to the purchase of daily food products. We live on food not cannabis.

Regards,

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: 2145 Kingsway Cannabis  
**Date:** Tuesday, October 15, 2019 8:27:00 AM  
**Attachments:** [image001.png](#)

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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



**Niall Coffey**  
***Development Review Branch***  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Sunday, October 13, 2019 12:33 PM  
**To:** Coffey, Niall  
**Subject:** 2145 Kingsway Cannabis

Dear Niall,

I have recently learned that 2145 Kingsway is applying for opening cannabis retailing. I am writing to you to express my strong against to that irresponsible application. There are already

several cannabis retailers on both Kingsway and Victoria Dr near that location. I do not understand why they were approved to open. We do not need another one but reduce the existing. Within short walking distances, one can easily find different level of schools, namely Lord Selkirk Elementary and Gladstone Secondary, and Cedar Cottage Neighbourhood house. This is clearly a family centric residential community with young pre-school and school aged children running around everywhere.

The applicant is clearly after monetary profit by sacrificing the young children and using the neighbor as the expense. Please help us do the right thing. Reject that application and save the community. Give our children a healthy environment to grow.

Thanks!

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: 2145 Kingsway DP-2019-00494  
**Date:** Tuesday, October 15, 2019 3:26:00 PM  
**Attachments:** [image001.png](#)

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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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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 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

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**From:** s.22(1)  
**Sent:** Tuesday, October 15, 2019 2:32 PM  
**To:** Coffey, Niall  
**Subject:** 2145 Kingsway DP-2019-00494

**TO WHOM IT MAY CONCERN:**

In reply to the notice sent out by the City of Vancouver on the 8th October, 2019 - We have more than enough Pot Shops. I am not in favour of another Retail Cannabis Store in this area.

Consideration should be made regarding nearby schools and families with young children.

Thank you.

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: 2145 Kingsway  
**Date:** Thursday, October 10, 2019 8:22:00 AM  
**Attachments:** [image001.png](#)

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Dear s.22(1)

Thank you for your email & taking an interest in this application. Correct, I have two cannabis applications in this area which have similar issues. I will record your concerns in my recommendation based on your previous email concerns.

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>

Kind Regards



**Niall Coffey**  
*Development Review Branch*  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
*Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)*

**From:** s.22(1)  
**Sent:** Wednesday, October 09, 2019 10:12 PM  
**To:** Coffey, Niall  
**Subject:** 2145 Kingsway

To whom it may concern:

I am strongly opposed to the idea of 2145 Kingsway being changed to retail cannabis. There are already a few retail cannabis stores nearby; additionally, there are elementary and secondary schools in close proximity. It is not good to have a cannabis store close to students.

Best regards,  
s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Against the application of 2145 Kingsway DP-2019-00494  
**Date:** Tuesday, October 15, 2019 8:33:00 AM  
**Attachments:** [image001.png](#)

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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



**Niall Coffey**  
***Development Review Branch***  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

---

**From:** s.22(1)  
**Sent:** Tuesday, October 15, 2019 6:32 AM  
**To:** Coffey, Niall  
**Subject:** Against the application of 2145 Kingsway DP-2019-00494

Dear Niall,

Re: Notice of Development Application

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

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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 2145 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 2145 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 2145 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)





**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: DP-2019-00494 - Development notice  
**Date:** Thursday, October 10, 2019 8:13:00 AM

---

Dear s.22(1)

Thank you for your email & taking an interest in this application. Correct, I have two cannabis applications in this area which have similar issues. I will record your concerns in my recommendation based on your previous email concerns.

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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](mailto:niall.coffey@vancouver.ca)

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

**From:** s.22(1)  
**Sent:** Wednesday, October 09, 2019 6:34 PM  
**To:** Coffey, Niall  
**Subject:** DP-2019-00494 - Development notice

Hi Niall,

I already sent you an email last time about the other Cannabis Store development application and we are still against this development in our neighbors.

Thank you for keeping us in the loop.

Best regards | Bien cordialement  
s.22(1)

Sent from my iPhone

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: DP-2019-00494 and DP-2019-00585  
**Date:** Tuesday, October 15, 2019 8:30:00 AM  
**Attachments:** [image001.png](#)

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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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604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

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**From:** s.22(1)  
**Sent:** Monday, October 14, 2019 9:28 PM  
**To:** Coffey, Niall  
**Subject:** DP-2019-00494 and DP-2019-00585

Hello Niall,

I object to the applications for allowing these 2 locations to become Cannabis Stores! We have too many Cannabis stores all over the city! Why do we need more? There is already one Cannabis store within one block of these 2 locations.

s.22(1  
)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: DP-2019-00494  
**Date:** Tuesday, October 15, 2019 11:35:00 AM  
**Attachments:** [image001.png](#)

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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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**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
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**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Tuesday, October 15, 2019 10:40 AM  
**To:** Coffey, Niall  
**Subject:** DP-2019-00494

Dear Mr. Coffey

I'm writing regarding the Green Cross Society application to change the use of the 2145 Kingsway to perform interior alterations and change of use from Retail Limited Food to Retail

Cannabis Store be turned down.

I have sent in a turn down request on another similar application, and for the same reason, I'm writing this for the subject application. 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)

A grey rectangular redaction box covers the text in this block.

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: DP-2019-00585  
**Date:** Tuesday, October 15, 2019 8:28:00 AM  
**Attachments:** [image001.png](#)

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Dear s.22(1),

Thank you for your email & taking an interest in this application. Correct, I have two cannabis applications in this area which have similar issues. I will record your concerns in my recommendation based on your previous email concerns.

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Kind Regards



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604-829-9235  
**Email Niall.** [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)

**From:** s.22(1)  
**Sent:** Monday, October 14, 2019 8:01 AM  
**To:** Coffey, Niall  
**Subject:** Re: DP-2019-00585

Dear Mr. Coffey,

We just received another Notice of Development Application, this time for 2145 Kingsway, a block away from the previous application for which we registered our objection.

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 2145 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.

We are concerned about a proliferation of cannabis establishments in this area, 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,

s.22(1), Trustee

On Thu, 10 Oct 2019 at 08:07, Coffey, Niall <[Niall.Coffey@vancouver.ca](mailto:Niall.Coffey@vancouver.ca)> wrote:

Dear s.22(1),

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

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**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Thursday, October 10, 2019 6:52 AM  
**To:** Coffey, Niall  
**Subject:** DP-2019-00585

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,

s.22(1) [REDACTED], Trustee



**From:** [Coffey, Niall](#)  
**To:** s.22(1) "  
**Subject:** RE: Dev App-2145 Kingsway DP-2019-00494  
**Date:** Wednesday, October 23, 2019 8:41:00 AM  
**Attachments:** [image001.png](#)

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Dear s.22(1)

Thank you for your email & taking an interest in this application. Please note that the site has not changed the zoning. Cannabis retail store is a conditional use of this zone.

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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---

**From:** s.22(1)  
**Sent:** Friday, October 18, 2019 5:38 AM  
**To:** Coffey, Niall  
**Subject:** Dev App-2145 Kingsway DP-2019-00494

Attn: Niall Coffey

Project Coordinator

Dear Niall,

I replied to you as I only just received the Notice of Development Application in the mail and the deadline for comments is Oct.22. I own a rental unit in s.22(1) I do not know the condition of "food" shopping around this part of the Kingsway neighborhood, but from the perspective of wanting to keep good tenant(s) that look for a well serviced neighborhood I thought I should respond.

My major concern for changing this site's zoning, is that if one is trying to build up a local "busy" community that can negate to some degree the use of cars, then it is necessary to have a certain weight and variety of shops that can serve the residents within reasonable walking distance. A secondary consideration here is that people often forget to pick up items in their normal course of shopping. This more often than not can occur after they have already began drinking which can then lead to drink driving, as they often say, "oh I'll just pop over to the supermarket in the car and pick it up," often underestimating how much they have already drunk."

If there are enough "food" shops, then that may not be a reason to change the zoning for this site.

It also seems a bit odd to me why a Cannabis Store needs such a large space. Perhaps it's going to be more mixed use. Anyway, that's a profitability decision for the owner(s).

Sincerely yours,

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Development Applications  
**Date:** Tuesday, October 15, 2019 8:25:00 AM

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Dear s.22(1)

Thank you for your email & taking an interest in this application. Correct, I have two cannabis applications in this area which have similar issues.

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-by-law.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](mailto:niall.coffey@vancouver.ca)

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

**From:** s.22(1)  
**Sent:** Saturday, October 12, 2019 1:02 AM  
**To:** Coffey, Niall  
**Subject:** Development Applications

Dear Mr. Coffey,

We were quite surprised to receive two notices of development in our neighbourhood. Both 2076 Kingsway and 2145 Kingsway are for cannabis food retail locations. We are vehemently opposed to such stops in our neighbourhood as there are already a number of them on Kingsway and Victoria Drive.

We have personally witnessed people leaving their children outside of these other shops in order to go in and conduct business. As parents of small children we worry about the welfare of those children when they are standing alone on busy streets with no supervision. We are also concerned about the food sales at these stores as the edible products do not look different to some candies and desserts that children may consume. Not all children are able to read labels and may consume them if wrappers are left on the ground outside of the stores.

To have two stores of this nature within blocks of one another is unthinkable for our great family neighbourhood. We hope you take the need for diverse retailers in our community into account and not grant permits to both of these stores. Please give the opportunity to other types of retail locations or restaurants that would broaden the scope of service in our community.

Sincerely,

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Development application for 2145 kingsway  
**Date:** Friday, October 11, 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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<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 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Thursday, October 10, 2019 9:19 PM  
**To:** Coffey, Niall  
**Subject:** Development application for 2145 kingsway

Hi Niall,

I am against the change of use from retail limited food to retail cannabis store for 2145 Kingsway. First, there is a high school very close by. There are students walking along that

section of the street all the time. Second, there is a cannabis store very close to here already. I don't believe there is a need to have another one within a block from each other.

Thanks,

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Developments at 2145 and 2076 Kingsway: Citizen Feedback  
**Date:** Thursday, October 17, 2019 10:38:00 AM  
**Attachments:** [image001.png](#)

---

Dear s.22(1)

Thank you for your email & taking an interest in this application. Please the City of Vancouver are not the applicants for this development.

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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<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 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Wednesday, October 16, 2019 4:04 PM  
**To:** Coffey, Niall  
**Subject:** Developments at 2145 and 2076 Kingsway: Citizen Feedback

Hello,

I am a condo owner and resident at s.22(1). The two development proposals, at 2145 and 2076 Kingsway are of concern to me due to their proximity to Gladstone Secondary as well as their proximity to each other, and to an existing cannabis retail store at 2267 Kingsway.

This is a neighbourhood that is undergoing revitalization. With the recent redevelopment in the area that has brought in hundreds of new residents, and the promise of more development, this is an opportunity to revision the neighbourhood to be vibrant, community-oriented, and crime free, and one that embraces the pre-existing cultural diversity and vibrancy of its original residents.

Unfortunately, we have a ways to go. Just a couple of weeks ago, there was a targeted shooting on Gladstone street, at the ground floor of a building that is full of families, seniors and young professionals.

This is an opportunity to intentionally build a neighbourhood that provides services and social spaces that can be used by residents of all ages, and not have three cannabis retail stores that are within blocks of one another. There is an opportunity here to build a safe, welcoming, thriving community that embraces all folks and is not polarizing - adding more retail outlets that have usage restrictions due to the safety of their products take away spaces that could serve the community as a whole.

There is already one cannabis outlet at 2267 Kingsway, just as there is already one liquor store at 2310 Kingsway. I strongly believe that the neighbourhood must be diversified to provide services to all residents that are safe, for all ages, and reflect the community of families that are making their home here.

I don't know how development decisions are made - are they first come first served? Do spaces go to the highest bidder? Or is there a larger plan for neighbourhoods that embrace the principles of inclusion and safety? My sincere hope is that it is the latter. I am a new resident to the area, a first-time homeowner and I have every intention to stay. I hope that development decisions for my neighbourhood reflect forward-thinking ideals and provide safe spaces that are open to everyone.

Thank you for your consideration.

Warm regards,  
s.22(1)



**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Kensington Garden C-2 Zone - From Retail Limited Food to Retail Cannabis Store (Notice of Development Application)  
**Date:** Monday, October 28, 2019 8:13:00 AM  
**Attachments:** [image001.png](#)

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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 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Saturday, October 26, 2019 5:08 AM  
**To:** Coffey, Niall  
**Subject:** Kensington Garden C-2 Zone - From Retail Limited Food to Retail Cannabis Store (Notice of Development Application)

Hi Niall,

I am the owner of s.22(1). I received a Notice of Development Application from City of Vancouver for the application from Green Cross Society to perform interior alterations and change of use from Retail Limited Food to Retail Cannabis Store. I strongly object to this application. It may bring potential harm for the children and teenagers in the community. Hope

my comment and voice can be heard by Director of Planning, and did not miss the deadline.

Thank you very much.

s.22(1)

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Notice of Development Application 2145 Kingsway  
**Date:** Tuesday, October 15, 2019 8:21:00 AM  
**Attachments:** [image001.png](#)

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Dear s.22(1),

Thank you for your email & taking an interest in this application. Correct, I have two cannabis applications in this area which have similar issues. I will record your concerns in my recommendation based on your previous email concerns.

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>

Kind Regards



**Niall Coffey**  
**Development Review Branch**  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

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**From:** s.22(1)  
**Sent:** Friday, October 11, 2019 4:30 PM  
**To:** Coffey, Niall  
**Subject:** Notice of Development Application 2145 Kingsway

I received your notice of an application last week to open a Cannabis store in the 2000 block Kingsway last week and replied to it with an email to yourself outlining my strong objections to this scheme. I received your comforting reply a few days later. I now wish to go on record as strongly opposing the above application for the same reasons, to wit: the proximity of a secondary school and two city playgrounds. Also, there's my personal dislike for the use of Cannabis as a recreational drug.

s.22(1)

A large grey rectangular redaction box covering the bottom portion of the email body.

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Notice of Development Application 2145 Kingsway DP-2019-00494  
**Date:** Thursday, October 10, 2019 8:17:00 AM  
**Attachments:** [image001.png](#)

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Dear s.22(1)

Thank you for your email & taking an interest in this application. Correct, I have two cannabis applications in this area which have similar issues. I will record your concerns in my recommendation based on your previous email concerns.

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>

Kind Regards



**Niall Coffey**  
*Development Review Branch*  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

---

**From:** s.22(1)  
**Sent:** Wednesday, October 09, 2019 9:29 PM  
**To:** Coffey, Niall  
**Subject:** Notice of Development Application 2145 Kingsway DP-2019-00494

Hi Niall,

This is s.22(1) again helping my mom, s.22(1), Vancouver to translate her opinion for this application. Her position is the same as with other one earlier that 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:** development application 2145 Kingsway  
**Date:** Wednesday, October 23, 2019 8:38:00 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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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 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Thursday, October 17, 2019 7:42 PM  
**To:** Coffey, Niall  
**Subject:** Notice of development application 2145 Kingsway

Dear Coffey,  
We against Green Cross Society open business in this area.

s.22(1)

**From:** Coffey, Niall  
**To:** s.22(1)  
**Subject:** RE: RE 2145 KINGSWAY DP-2019-00494 CONCERNS  
**Date:** Tuesday, October 15, 2019 8:29:00 AM  
**Attachments:** [image001.png](#)

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Dear s.22(1)

Thank you for your email & taking an interest in this application. Correct, I have two cannabis applications in this area which have similar issues. I will record your concerns in my recommendation based on your previous email concerns.

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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Kind Regards



**Niall Coffey**  
***Development Review Branch***  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235

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**From:** s.22(1)  
**Sent:** Monday, October 14, 2019 3:05 PM  
**To:** Coffey, Niall  
**Subject:** Re: RE 2145 KINGSWAY DP-2019-00494 CONCERNS

2076 Kingsway DP-2019-00585

All my concerns are also related to 2076 Kingsway as both of these locations are within 2 min walking distance!.

---

**From:** s.22(1)  
**Sent:** October 14, 2019 2:56 PM  
**To:** niall.coffey@vancouver.ca <niall.coffey@vancouver.ca>  
**Subject:** RE 2145 KINGSWAY DP-2019-00494 CONCERNS

Hello,

I recently was informed about the development application for 2145 Kingsway for Retail Cannabis Store.

My family and I are strongly opposed to this. There is already a Marijuana store around the corner on Victoria Drive. There are schools and parks located within walking distance, namely Gladstone Secondary and Lord Selkirk. Students constantly frequent the area visiting the mcdonalds directly across the street, the restaurant beside and the Vietnamese restaurant a few stores over from 2145 Kingsway. Parking is already an issue in the area currently. Parking on Kingsway is always full, and no parking permitted during rush hour. People are always smoking in the area. The marijuana smell is very strong and very obvious. Many parents and children are constantly walking by, as many new families have moved into the new condo building at Kingsway and Gladstone. I hope my concerns are taken into account.

ps The large sign on the front of the building regarding development application has gone missing. Perhaps it was removed to not allow public to be informed?

Thank You

**From:** [Coffey, Niall](#)  
**To:** s.22(1)  
**Subject:** RE: Response/Comments to Development Application for 2145 Kingsway Street DP-2019-00494  
**Date:** Wednesday, October 23, 2019 8:41:00 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



**Niall Coffey**  
***Development Review Branch***  
**Development, Buildings, and Licensing**  
**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**  
604-829-9235  
**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Monday, October 21, 2019 2:02 PM  
**To:** Coffey, Niall  
**Subject:** Response/Comments to Development Application for 2145 Kingsway Street DP-2019-00494

Hi Mr. Coffey,

I'm writing in response to the application for development 2145 Kingsway Street DP-2019-00494 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 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) There is already an application for development for another Cannabis Store at 2076 Kingsway (DP-2019-00585), these two are just across the street one block from one another.
- (3) Currently there is already an existing Cannabis store at 2267 Kingsway and an existing smoke shop that sells anything pretty much smoke related (ex. bong, pipes, vaporizers, ejuices, etc...) at 1948 Kingsway.
- (4) Adding more Cannabis and smoke shops to this small stretch of Kingsway (300 meters from Victoria to Nanaimo) is just too much.
- (5) 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.
- (6) 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.
- (7) Individuals in poor neighbourhoods are being overexposed to cannabis and we may be setting up these individuals to consume more and have more harms.
- (8) 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: 2145 Kingsway Cannabis  
**Date:** Tuesday, October 15, 2019 10:53:52 AM  
**Attachments:** [image001.png](#)

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Hi Niall,

I see. Thanks for the explanation, appreciated! I am glad to learn that that particular application is in violation which makes me feel a bit better. I really hope that the city will be more restrictive in approving this type of business in general and uproot cannabis from this neighbourhood.

Thanks!

s.22(1)

On Tue, Oct 15, 2019 at 8:27 AM Coffey, Niall <[Niall.Coffey@vancouver.ca](mailto: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.

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Kind Regards



**Niall Coffey**

*Development Review Branch*

**Development, Buildings, and Licensing**

**City Hall, West Annex, 515 West 10<sup>th</sup> Ave**

604-829-9235

**Email Niall. [niall.coffey@vancouver.ca](mailto:niall.coffey@vancouver.ca)**

**From:** s.22(1)  
**Sent:** Sunday, October 13, 2019 12:33 PM  
**To:** Coffey, Niall  
**Subject:** [2145 Kingsway](#) Cannabis

Dear Niall,

I have recently learned that [2145 Kingsway](#) is applying for opening cannabis retailing. I am writing to you to express my strong against to that irresponsible application. There are already several cannabis retailers on both Kingsway and Victoria Dr near that location. I do not understand why they were approved to open. We do not need another one but reduce the existing. Within short walking distances, one can easily find different level of schools, namely Lord Selkirk Elementary and Gladstone Secondary, and Cedar Cottage Neighbourhood house. This is clearly a family centric residential community with young pre-school and school aged children running around everywhere.

The applicant is clearly after monetary profit by sacrificing the young children and using the neighbor as the expense. Please help us do the right thing. Reject that application and save the community. Give our children a healthy environment to grow.

Thanks!

s.22(1)