

File No.: 04-1000-20-2020-380

August 11, 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 July 10, 2020 for:

**Opposition letters received regarding 2983 Rupert Street (DP-2020-00191).**

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 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](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 assigned to your request (#04-1000-20-2020-380); 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](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

[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.

:kt

**From:** [Okell, Corrie \(DBL\)](#)  
**To:** [Choi, Nicole](#)  
**Subject:** 2983 Rupert St - Citizen Feedback - Cannabis Retail  
**Date:** Monday, April 6, 2020 10:11:40 AM  
**Attachments:** [60781269702\\_663E60B3-F477-4422-B656-2D4B773EE487.JPG](#)  
[Mayor and Council Feedback-101013907572 - Cannabis Retail 2983 Rupert St.rtf](#)  
[image003.png](#)

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Hi Nicole,

I just had the attached feedback forwarded to me from Council Correspondence. Not sure if you received it or not.

Corrie

**CORRIE OKELL** | Manager – Business Services  
Development, Buildings, & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
**Phone: 604.871.6495 Cell: 604.349.1198**  
[corrie.okell@vancouver.ca](mailto:corrie.okell@vancouver.ca)



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## NOTICE OF DEVELOPMENT APPLICATION

2983 Rupert Street  
DP-2020-00191



April 1, 2020

DOS Design Group has applied to the City of Vancouver for permission to perform interior alterations and Change of Use from Retail to Retail Cannabis Store on this site, including:

- a floor area of approximately 945 sq. ft.; and
- operating hours: Monday to Sunday, 9 am - 11 pm.

Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **April 22, 2020**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Nicole Choi**, Project Coordinator at **604.829.9390** or [Nicole.choi@vancouver.ca](mailto:Nicole.choi@vancouver.ca)

STOP CRIME!!!  
WE UNITE TO STOP  
THE OPENING OF  
CANNABIS STORE  
AT 2983 RUPERT ST.  
DP-2020-00191

## NOTICE OF DEVELOPMENT APPLICATION

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DP-2020-00191



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We welcome your written comments on this application by **April 22, 2020**. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact **Nicole Choi**, Project Coordinator at 604.829.9390 or [Nicole.choi@vancouver.ca](mailto:Nicole.choi@vancouver.ca)



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street - DP-2020-00191 RE: Local Door to Door Smear Campaign ignoring pandemic restrictions  
**Date:** Sunday, April 5, 2020 7:21:18 PM

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Hi there, my name is s.22(1) I live at s.22(1) and s.22(1) with 2983 Rupert St.

Today I recieved a hand written note delivered anonymously, which I assume has been distributed throughout the neighbourhood.

The note is written on a print out of the notice of development application for 2983 Rupert. It reads "Stop crime! We unite to stop the opening of cannabis store at 2983 Rupert St."

There is no contact information, unfortunately, as I would love to inform the organizer of this uneducated and misinformed effort that carrying out a door to door propaganda campaign and dispersing home generated fliers shows a flagrant disregard for the physical distancing recommendations currently in place. This is alarming to me, and seems willfully ignorant and disrespectful to the neighbourhood.

I'm writing to request that your office takes this seriously, and takes action to hopefully discourage this kind of thing happening more frequently.

I'm also writing to express my support for the development application. I've lived at this address for s.22(1) and have seen countless instances of what could constitute "crime" - as anyone who lives in an urban centre has. The idea that a licensed cannabis retailer in the area would increase "crime" is illogical. If anything, the commercial rejuvenation and increased visibility that come with a new business would more likely reduce any perceived "crime" in the area.

Thank you for hearing my concerns and opinion. The opinions of the residents of this neighbourhood are varied and diverse, and I appreciate your office listening to all of them equally.

Sincerely,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street - DP-2020-00191  
**Date:** Monday, April 20, 2020 10:12:44 AM

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Dear Ms. Choi,

I would like to OPPOSE the development application

**2983 Rupert Street - DP-2020-00191** in my neighborhood.

This would not be good for the neighbourhood as well as the young people that live around here.

Yours sincerely,

s.22(1)

Vancouver, BC

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street - DP-2020-00191  
**Date:** Monday, April 6, 2020 1:20:37 PM

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Hi there, if there is a way to vote on this matter, I would not want to have a cannabis store in our neighborhood, thank you for taking my comment into your consideration.



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street - DP-2020-00191, comments for this development application  
**Date:** Wednesday, April 8, 2020 12:13:43 PM

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Hi Ms. Choi,

Since I can't find any locations in the city of Vancouver development application website to put my comments in. I am writing you for my opinion on this development and hope you can forward it to the appropriate department. Here is my opinion:

"This kind of specialty store does not fit in to this residential neighborhood areas. There are elementary schools and day-care centers near-by and a nice big park just across the street. The establishment of this kind of stores would create a haven for the users of Marijuana to just walk across the street to get HI and create a negative environment for the park users. In addition, it could also negatively impact children around the neighborhood because Marijuana has always been regarded as GATEWAY DRUGS to lead people to have more serious drug addiction problem.

I am not trying to debate the legitimacy of selling Marijuana in public setting but the fact is Marijuana is not a necessity in life and many countries around the world still banning the sells of it. Smoking Marijuana is still a criminal offence in many part of the world. The debates for the negative impacts and influences to society are still vividly strong around the globe. In this sense, I think the selling of Marijuana should be kept in less populated areas and away from residential areas particularly."

Nicole please forward my comments to the appropriate department and I really hope this application will be turned down !

Many thanks,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street - DP-2020-00191  
**Date:** Tuesday, April 21, 2020 4:54:12 PM

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Hello Nicole,

Regarding the application from DOS Design Group to change of use from retail to retail cannabis store on this site, I'd like to send you our objection on this.

Thanks.

s.22(1)

s.22(1)

Vancouver

s.22(1)

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street DP-2020-00191  
**Date:** Wednesday, April 8, 2020 4:24:55 PM

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TO: Development and Building Services Centre,  
City of Vancouver

RE: Development Application 2983 Rupert Street  
DP-2020-00191

April 8, 2020

Dear Sir,  
Thank you for the info for the proposed development.

I have lived in the neighborhood for s.22(1). There lives a lot of families with school age children, seniors and working people with different ethnic background, genders and ages. It is a safe and quiet residential neighborhood. The proposed cannabis store will open 7 days a week from 9 am to 11 pm. Undoubtedly, it will increase traffic and crimes in the area as it is close to Rupert sky train station. It will create an unsafe environment for children to grow up in for generations to come. I strongly urge the Development department to consider my concern before granting the permit. In my opinion, cannabis store should be in a 100% commercial-zoned area, not in our family oriented residential neighborhood. Our futures depends on your professional leadership

Cheers

s.22(1)

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

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street DP-2020-00191  
**Date:** Friday, April 3, 2020 2:20:35 PM

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Ms. Choi

Are you guys out of your mind to put a Cannabis store right across from a school and in the heart of a residential area? This is so not right!

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street DP-2020-00191  
**Date:** Wednesday, April 8, 2020 9:59:20 PM

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Hi Nicole Choi,

I am s.22(1) and am a resident in this neighborhood for more than s.22(1). I like this neighborhood because it is peaceful and has almost no crime. Surrounding this neighborhood, there are two elementary schools and one secondary school, and many other normal daily needs. Now that DOS Design Group has applied to the City of Vancouver for permission to perform interior alterations and Change of Use from Retail to Retail Cannabis Store on this site, I am worried and extremely disagree with this change. Please keep the peace in our neighborhood.

I hope you reconsider before approving this project!

Thanks for taking time reading my letter.

Warm regards,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street DP-2020-0091  
**Date:** Friday, April 17, 2020 4:21:08 PM

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To Whom it may concern,

I am 100% opposed to having a cannabis store in the neighbourhood.

I have lived here s.22(1) and it is a family area. I have noticed that there are more younger families moving in and there are many established families with seniors residing. Renfrew school may be out of the radius but I see kids walking down Rupert street in front of this store. There would be more crime in the area. We already have crime due to people living on the streets here. I see them living in tents on the central valley greenway. They steal bikes and anything they can get their hands and panhandle on the street islands.

In conclusion, it is inappropriate to have a cannabis store there would be an increase property crime & safety for this family community.

Regards,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert Street Development Application DP-2020-00191  
**Date:** Wednesday, April 22, 2020 12:47:11 PM

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Dear Nicole,

I received the Notice of Development Application for 2983 Rupert Street DP-2020-00191. As a local resident in the neighbourhood, I do not wish for a Retail Cannabis Store. Many other neighbours do not want a Retail Cannabis Store. Please do not make this change.

This location is too close to schools, community centres, parks and many young families in the area. This location is also too close to the bus stop, creating too high risk for targeting or marketing cannabis to many people of all ages especially the youth group, who would be at a higher risk for drug addiction. Retail Cannabis Store will cause other issues if in place. Please do not permit this change of use.

Thank you for your time and consideration.

Sincerely,  
s.22(1)



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] 2983 Rupert street. Do-2020-00191  
**Date:** Friday, April 3, 2020 2:44:01 PM

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Hi Nicole,

I have received the letter on the retail cannabis store in above address. I refuse this address to be changed to the retail cannabis store. Reasons: community safety issues caused by many people shopping.

Please consider my opinions seriously.

Thanks and have a nice weekend!

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] About 2983 Rupert Street DP-2020-00191  
**Date:** Sunday, April 19, 2020 11:27:12 PM

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Hello Nicole Choi

I am a resident of this community. In view of the needs of the community for safety, health and cultural environmental protection, I disagree to open Cannabis Store at 2983 Rupert Street. This will cause harm to our community. Willing to ask the Vancouver government to stop this action. Thank you for your support!

Best regards

s.22(1)

**From:** s.22(1)  
**To:** Choi, Nicole  
**Subject:** [EXT] Application at 2983 Ruper St  
**Date:** Monday, April 6, 2020 3:24:15 PM  
**Attachments:** PastedGraphic-1.tiff  
PastedGraphic-3.png

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To the Director of Planning,  
To City Council,

I am writing to register my opposition to the proposed opening of a cannabis store at the above address, as my neighbourhood has been seeing increasing numbers of small crimes in recent years. I believe this kind of business contributes little, if any, to the welfare of my community, but on the contrary, would result in more unenforceable petty thefts to finance addiction over the long term.

Thank you for your attention and consideration,



s.22(1)

ps. I would like to inform you that, while i applaud the City's efforts at digitizing information and management processes, the above address/notice is not on the list at <https://development.vancouver.ca/> as at this writing 3:15pm Apr 6, 2020:

- [3202 Riverwalk Avenue - DP-2019-00866](#)
  - [150 Robson Street - DP-2019-00809](#)
  - [4106 Rupert Street - DP-2019-00856](#)
- 
- [3338 Sawmill Crescent - DP-2019-00363](#)

# NOTICE OF DEVELOPMENT APPLICATION

**2983 Rupert Street**  
**DP-2020-00191**



**April 1, 2020**

DOS Design Group has applied to the City of Vancouver for permission to perform interior alterations and Change of Use from Retail to Retail Cannabis Store on this site, including:

- a floor area of approximately 945 sq. ft.; and
- operating hours, Monday to Sunday, 9 am - 11 pm.

We welcome your written comments on this application by **April 22, 2020**. For more information and updates, **visit:** [\*\*vancouver.ca/devapps\*\*](https://vancouver.ca/devapps)

Or contact **Nicole Choi**, Project Coordinator at **604.829.9390** or [\*\*Nicole.choi@vancouver.ca\*\*](mailto:Nicole.choi@vancouver.ca)

Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

- [3202 Riverwalk Avenue - DP-2019-00866](#)
- [150 Robson Street - DP-2019-00809](#)
- [4106 Rupert Street - DP-2019-00856](#)

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City of Vancouver - FOI 2020-380 - Page 18 of 85

- [3338 Sawmill Crescent - DP-2019-00363](#)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Cannabis store in Redrew heights  
**Date:** Thursday, April 16, 2020 7:37:40 PM

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To: Nicole Choi, Project Coordinator

As a resident of Renfrew Heights for s.22(1) years, I have grown to love and value my neighborhood tremendously. There has been numerous developmental and structural changes that occurred over the past few decades. I believe these changes are inevitable and necessary in efforts to improve our neighborhood. However, the recent development application (DP-2020-00191) at 2983 Rupert Street has created grave concerns for me. I strongly oppose to having a cannabis dispensary opening in our neighborhood due to many children and families that live here.

Just like many families in Renfrew Heights, I have young children. My biggest concern of opening a cannabis store is having an increase number of cannabis users/addicts to our neighborhood. While cannabis or marijuana is still considered a *drug*, this may be a very troubling problem as our neighborhood is filled with many families that have young children and teenagers. Children should not be

smelling marijuana on the street while they go to school or walk home. Teenagers should not have this kind of influences growing up.

Attracting more marijuana users to our neighborhood may have a significant impact on them. No parents want their children to grow up in a non-healthy environment.

Therefore, I strongly urge you to please consider my concerns and not permit this cannabis store to open at 2983 Rupert Street.

Thank you for your considerations.

Sincerely,

s.22(1)



Virus-free. [www.avast.com](http://www.avast.com) [avast.com]

[avast.com]

Sent from my s.22(1)



**From:** Eugene Kwan  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Change of use 2983 Rupert DP-2020-00191  
**Date:** Friday, April 17, 2020 11:14:31 AM

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Development, Building & Licensing Office, City of Vancouver

As owner of the address attached shown, I am here to express my objection of this application.

s.22(1)

April 14, 2020

s.22(1)

Vancouver s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP - 2020-00191 (2983 Rupert St)  
**Date:** Monday, April 13, 2020 3:59:16 PM

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Hello Nicole,

We received notification of a development application for a cannabis store to open up at 2983 Rupert St.

We live s.22(1) from this address and strongly disagree with this project. Pls take note that this is a residential area with several young families and seniors in this neighborhood of which are afraid of a negative impact it will bring to this community ie. a spike in crime etc.

Another concern is that there are three schools within an 800 meter radius, two places of worship within a block radius and a bank next door of which many seniors use in this area. Also this is a predominantly senior community, and many of those seniors use the services in this area. It is frightening to know that the clientele this establishment might attract could increase the possibility of targeted crimes towards not only the seniors in the community, but to all that reside within close proximity.

We hope this concern will be taken seriously towards this application.

Sincerely,  
s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191 2983 RUPERT STREET  
**Date:** Monday, April 6, 2020 2:29:08 PM

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Hi Nicole,

I am strongly disagree for this project. I do not want to see any cannabis shops on this site. It is because TOO CLOSE to the school , community centers, church and parks. We have a lot of KIDS and YOUNG PEOPLE live in this area. NO one want their kids taking cannabis !

Thank you

s.22(1)

Sent from [Mail](#) for Windows 10

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191 2983 Rupert St  
**Date:** Wednesday, April 22, 2020 3:25:39 PM

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Hi,

Regarding the retail cannabis store proposed for 2983 Rupert St (DP-2020-00191), as a longtime homeowner who live close by, I am wondering why the operating hours are so extensive. 7 days a week from 9 am to 11 pm seems unnecessary and over the top. I feel it's a bad idea to have such a store open until 11 pm.

I would in fact prefer to not have a cannabis store in this neighbourhood at all.

When is this likely to happen?

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191 2983 Rupert Street development application concern  
**Date:** Friday, April 10, 2020 2:09:41 PM

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Hi Nicole,

I'm writing to express my deep concern on the development application of the captioned site and strongly disagree with the opening of the retail cannabis store close to Falaise park.

Due to the close proximity of the retail shop to Falaise park with elementary school and kindergarten nearby where lots of children will be spending their time in the park, the opening of the retail cannabis store will definitely lead to more people enjoying cannabis in the park or leave products behind that would be in touch by kids who might not be endangered.

Hope that you can take into consideration when processing the development application.

Regards,

s.22(1)

Resident close by at s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191 2983 Rupert Street  
**Date:** Friday, April 3, 2020 1:06:11 PM

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Hi Nicole

I am writing regarding the development application of retail cannabis store at the above location. This area is a residential area with several schools nearby with many teenagers hanging around the neighbourhood. It is a family oriented location. I and many residents of this area do not want such a business in this neighbourhood.

I hope the city does not approve the permit for this location.

Regards

s.22(1)

Vancouver

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191 2983 Rupert Street  
**Date:** Sunday, April 5, 2020 7:30:00 PM

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Hello Nicole,

Re: DP-2020-00191 2983 Rupert Street

Thank you for the info. I would like to write a comment about the application. Can you let me know where and to whom I sent the comment ? Please advise. Thank

Cheers

s.22(1)

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



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191 objection  
**Date:** Tuesday, April 14, 2020 10:53:59 PM

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Office of Development Licensing,

For living in this neighborhood s.22(1) years, I oppose the application DP-2020-0019.

Attached is copy of letter sent to my address as proof of ownership.

s.22(1)

April 14, 2020

**From:** s.22(1)  
**To:** Choi, Nicole  
**Subject:** [EXT] DP-2020-00191  
**Date:** Tuesday, April 14, 2020 4:23:15 PM

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Hi Nicole,

I'm emailing to provide comments on the development application made for 2983 Rupert St. My s.22(1) has lived in the neighbourhood for around s.22(1) now, and is concerned about this potential development. She is s.22(1) and walks by that store-front area almost on a daily basis to go pick up groceries at Superstore and would feel uncomfortable having to walk by a cannabis store, especially given some of the clientele that may frequent these stores and loiter around the premises. She also s.22(1) on the same block and feels very uncomfortable at the thought of passing by the store on her way to and from s.22(1) she is afraid of certain potential customers of the store accosting her for money. She is not s.22(1) and would feel intimidated to complain if she was indeed robbed. Aside from these concerns, she is also a s.22(1) and is deeply offended at the thought of having this type of business in this residential neighbourhood.

I can sympathize with her and have to say I disagree with the operational letter in which the applicant states that their hours of operation would fit in with local businesses. That may be true if they compare themselves to the Esso gas station across the street or to Superstore and other big box stores on the north side of Grandview Highway, but the little block of store-fronts and religious centres which they would be next door to all open for much shorter hours and on fewer days, closing at the very latest in the early evening. Furthermore the amount of business the applicants are hoping to attract to serve East Vancouver and Burnaby would mean an increase in foot and/or vehicle traffic. The two parking spots would not be enough to prevent further congestion in the area. Already cars are parked on 14th Ave quite often which don't belong to anyone living in the neighbourhood. In addition to concerns for my s.22(1) I also share a concern about the potential criminal element that this may attract to the neighbourhood and the possibility of property crime going up as a result.

In summary, we feel the nature of the business, the extended hours, and the amount of traffic expected would not be of benefit to the neighbourhood and may in fact be a detriment. It doesn't seem to us that this business would be a good fit for this mainly residential neighbourhood.

Thank-you for the opportunity to provide our feedback,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191  
**Date:** Sunday, April 12, 2020 7:45:49 PM

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Hello,

I received a printed version of the development application page for the proposed retail cannabis store on Rupert Street. It was a piece of propaganda, asking residents to “stop crime!!!”.

Cannabis is a federally legal substance and this piece of misinformed propaganda inspired me to write in support of the store. I would not normally do this, and they have themselves to thank for it. Suppression of legal vendors based on fear-mongering should not be tolerated and I would like to personally welcome the store to our neighborhood.

Regards,  
s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191  
**Date:** Thursday, April 9, 2020 1:59:59 PM

---

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.

---

I disagree with opening Cannabis Store in this area

Sent from my iPhone

From: s.22(1)  
To: Choi, Nicole  
Cc: s.22(1)  
Subject: [EXT] DP-2020-00191  
Date: Thursday, April 9, 2020 1:12:41 PM

---

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Dear Nicole Choi,

RE:DP12020-00191 Retail Cannabis Store – 2983 Rupert St.

I have recently been notified of the conditional approval to build a retail cannabis store under DOS design group within my neighbourhood. This letter is to address my concerns and to express my strong objection to these plans. I hope you are the person I should email to, if not, please pass along to the right person or let me know who to direct my concerns to.

A research paper, “A micro-temporal geospatial analysis of medical marijuana dispensaries and crime in Long Beach, California,” is a two-year study that looked at cannabis dispensary locations in Long Beach, California and surrounding crime rates (Freisthler et al., 2016). They found that areas adjacent to the dispensaries experienced higher rates of property crime, including burglary, larceny and theft than those without cannabis stores nearby. These results were similar to that of a study performed in Denver, Colorado, indicating that these findings could be applied to other cities. In the 2017 study, “From Medical to Recreational Marijuana Sales: Marijuana Outlets and Crime in an Era of Changing Marijuana Legislation,” Freisthler et al., also find indications that cannabissales lead to increases in property crime in areas adjacent to the store location. Though there are not yet any similar studies in Canada, these may provide an indication of a relationship between dispensary location and rates of crime. This is concerning due to several reasons, such as the prior issues within this area, the nature of this neighbourhood as well as surrounding facilities.

Firstly, the proposed development may perpetuate still-persistent issues within our community. In my household alone, there have been four automotive break-ins and one car theft within the past two years. In addition to this, there were instances of suspicious activity around the area as well as by the exact location of the proposed development; so much so that it compelled the property owner to take action. There have also been instances of homeless individuals trespassing on property around the proposed location. Grandview highway is a common area for homeless to take the streets and panhandle. There have even been difficulties with individuals setting up tents and living nearby, particularly by Superstore and by Rupert SkytrainStation. Without addressing these issues prior to development, I fear

they may be exacerbated by this project—a fear that is justified by the above article.

Additionally, this is, first and foremost, a residential area. Though my children s.22(1) the memories of them playing on the streets are still preserved by other children within the neighbourhood. On any given day, right on 14<sup>th</sup> avenue, one can observe children playing hockey on the street or riding around on their scooters. This street and alley where children play is directly behind the proposed location of the store. The opening of this store may deter parents from allowing their children to roam, dwindling already-low rates of children's independent mobility. The approval and development of a cannabis store may have a strong impact on the character of this neighbourhood

Not only this, but there is a park (Falaise) located across the street from the proposed location. The convenient location of the park serves as a potential place to loiter. The baseball field at this park is home to many children participating in extracurricular activities. Placing a Cannabis store nearby could hinder the experiences of these young athletes and their families, preventing physical activity and participation.

In addition to this, there is a primary-aged care facility, Happy Corner Preschool, right by Falaise Park. Not only does this location provide care throughout the year, but there is also a summer camp program organized there under Renfrew Park Community Center. On field-trip days, these children would certainly have to pass the proposed location to access public transit. This Preschool is unrelated to another preschool nearby, which is under Vancouver Christian School. This private school caters to children from preschool to high school. Having a cannabis dispensary in such proximity to so many young children is detrimental.

Having spoken to other members within my community, the objection to the approval to open a Retail Cannabis Location within this neighbourhood is overwhelming. As such, I sincerely hope you take this into account and not proceed with the development.

Thank you for your time.

Sincerely,

s.22(1)

From: s.22(1)  
To: Choi, Nicole  
Subject: [EXT] DP-2020-00191  
Date: Wednesday, April 8, 2020 8:06:17 AM

---

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---

I am writing to advise of my concerns with respect to the development application DP-2020-00191 for a retail cannabis store.

Having lived in this neighbourhood for s.22(1) years, I have come to know the area well - including the schools, parks, banks/atms, shopping centers and general population.

While the technical rules permit this operation to be setup as it is outside of the 300m limit from a school boundary, it only a mere 126m - 150m margin from that 300m radius to a school boundary. This equates to a 1.5 - 2 minute walking distance from a school boundary. Again, living in this neighbourhood, my kids and their friends attend neighbourhood schools and I see them have school runs, activities at parks that put them well within the 300m range.

Kids and elderly folks are also active in this area and always walking to neighbouring places (i.e. the 7-Eleven/Esso that is just across the street from the proposed location).

I'm concerned about the safety of the people and the neighbourhood and having to constantly answer my kids questions about smoking, the smell of marijuana and why if it's against health recommendations, it's being allowed in family neighbourhoods.

Due to Rupert Skytrain station being near (about 2 minute walk), there's concern with increased foot traffic - and hence interaction between users/abusers and the community (young and old).

ATMs are handily located near the proposed location (at the gas station across the street, right around the corner at BMO, across the street at Superstore, etc.) provides easy access to cash.

I am also aware of half-way housing in the Renfrew-Heights area (generally unpublished) and this type of business just adds to the risks and security concerns for the people that live & work in this area. We've already had a number of property crimes (vandalism & theft) which are reported to police, but nothing has been done. This type of establishment will potentially add to the issue with no relief.

For reasons like this and discussions that have been had in the neighbourhood, our family is not in support of this proposal.

Thank you.



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191  
**Date:** Monday, April 6, 2020 7:42:11 PM

---

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Hello Nicole,

I am writing to you today because I am concerned and against this Development Application. We have a lot of families with children living in this area. We do not want this type of environment around our home. Please DO NOT pass this application.

Thank you for you time.

Warmest Regards,

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191  
**Date:** Saturday, April 4, 2020 8:03:21 PM

---

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Hi Nicole,

I'm writing on behalf of s.22(1) Vancouver BC s.22(1) We received the development application for 2983 Rupert Street.

He wanted me to help share his comments.

He does not wish to have this cannabis store application approved in this neighbourhood. This area is really quiet and opening up a cannabis store with such late opening hours will attract unnecessary traffic (and potential crime) into this area.

Best,  
s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191, 2983 Rupert Street, Vancouver  
**Date:** Monday, April 20, 2020 9:41:14 AM

---

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Hello,

Regarding the proposed Development Application (“DA”) for a Retail Cannabis Store at the subject address, I am completely opposed to allowing such a change in use. Having a non-medicinal cannabis store is not in the best interest of the large number of children and teens who reside in this neighborhood. The following are the schools and community centres that will be impacted by such a store:

- Vancouver Technical High School
- Renfrew Elementary
- Thunderbird Elementary
- Nootka Elementary
- Thunderbird Community Center
- Renfrew Park Community Centre

The store has the potential to be a “magnet” for teens and young adults and this is not acceptable nor something we wish to encourage. Making cannabis more readily available in a neighborhood with children, teens and young adults would be an irresponsible move by the City. In addition, there is also the potential for an increase in the “black market” since people selling cannabis illegally could be waiting in the “sidelines” for prospective customers who would normally not be in the neighborhood if it weren’t for the retail store.

For these reasons, I respectfully request that this DP **is not approved**.

Thank you,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191, located at 2983 Rupert Street, Vancouver  
**Date:** Monday, April 13, 2020 11:40:09 AM

---

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---

Re; DP-2020-00191, located at 2983 Rupert Street, Vancouver

Hi, Nicole,

Herewith I submit my written comment to you, regarding DP-2020-00191. I oppose to this Retail Cannabis Store application in this neighborhood.

s.22(1)

Vancouver

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] DP-2020-00191  
**Date:** Saturday, May 2, 2020 5:55:26 PM

---

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---

Hi Nicole Choi,

Our concern with this retail cannabis store to be built on 2983 Rupert St is its proximity to Renfrew Elementary School, St. Jude Elementary School, Windermere Secondary, and other private schools. It could expose students to the use of cannabis at an early age..

s.22(1)

Vancouver, BC

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Development Application (DP-2020-00191)  
**Date:** Wednesday, April 8, 2020 11:57:24 AM

---

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Dear Madam,

I strongly object to the operating of a cannabis store at 2983 Rupert Street which is even less than thirty (30) metres from the adjacent residential neighbourhood.

Yours truly,

s.22(1)  
(Address: s.22(1) Vancouver)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Development Application DP-2020-00191 (2983 Rupert St)  
**Date:** Sunday, April 5, 2020 2:55:38 PM

---

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Hello Nicole,

I am writing to express my, and my household's full support for the development application for the commercial property at 2983 Rupert St. (DP-2020-00191)

We believe that this change to the zoning of this location will only serve to aid the citizens in the area who require access to the proposed business. I also **STRONGLY** disagree with the sentiment that this development will increase or otherwise encourage crime in the area. In fact, I think the nation-wide, and provincial statistical data on the matter would indicate the exact opposite.

We received an anonymous letter in our mailbox today (image attached) indicating that this development and business is a criminal activity, or as such that this development would increase the criminal activity in the area. This is *absolutely* not the case.

Please push ahead for the re-zoning and development of this location and, know that from the many citizens living in the neighbourhood that I have talked to, we would welcome this business just as we would a deli, a repair shop, or any retail business that would encourage foot traffic and continue to improve the vivacity of the neighbourhood. I have also submitted my position to the City of Vancouver.

Sincerely,

s.22(1)

s.22(1)

Vancouver, BC Canada

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Development Application DP-2020-00191  
**Date:** Wednesday, April 15, 2020 12:45:10 PM

---

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---

Hi Nicole,

Please advice how to forward the petition against this development application?

Regards,

s.22(1)

Vancouver.



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Development Application for 2983 Rupert Street DP-2020-00191  
**Date:** Tuesday, April 14, 2020 7:57:20 PM

---

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Attn: Nicole Choi

I received a notification regarding a retail Cannabis store at 2983 Rupert Street. I'm strongly opposed to this application to our residential neighbourhood. There are two elementary schools near by and a park close by which is often used by family with children. We already have too many Cannabis stores in Vancouver, we don't need another Cannabis store. Cannabis stores are everywhere, it will soon be more than coffee shop. If users need their weeds they will know where to obtain them, we don't want a Cannabis store in our neighbourhood!!

s.22(1)

Sent from my iPad

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Development Application/ DP-2020-00191 / 2983 Rupert Street  
**Date:** Monday, April 6, 2020 6:39:28 PM

---

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Hi Nicole,

We are totally against this application regarding of a Cannabis Store in our neighborhood. There are Four elementary schools within 1/2 KM of this location. Our neighbors doesn't want this kind of business which does not contribute to our society. I truly want the City of Vancouver to decline this application. This is in the best interest of our community and who we voted.

Thank you for your understanding!

Best regards,

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

Sent from my iPhone

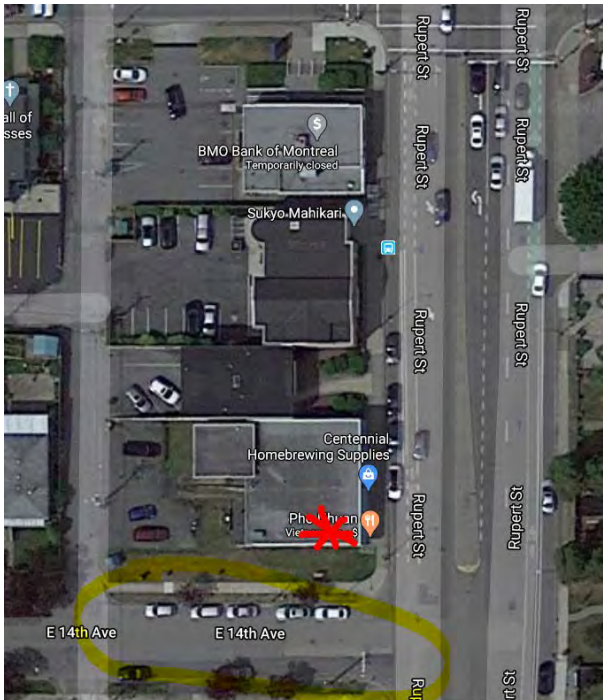
**From:** s.22(1)  
**To:** Choi, Nicole  
**Subject:** [EXT] Fw: Notice of Development Application - Retail cannabis store 2983 Rupert St.  
**Date:** Wednesday, April 22, 2020 1:37:37 PM

---

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---

Hi Nicole, I should also mention that I think the application goes against 11.6.2(e) as the site fronts both Rupert and E. 14th, and E. 14th has no painted centre lines. Thanks.



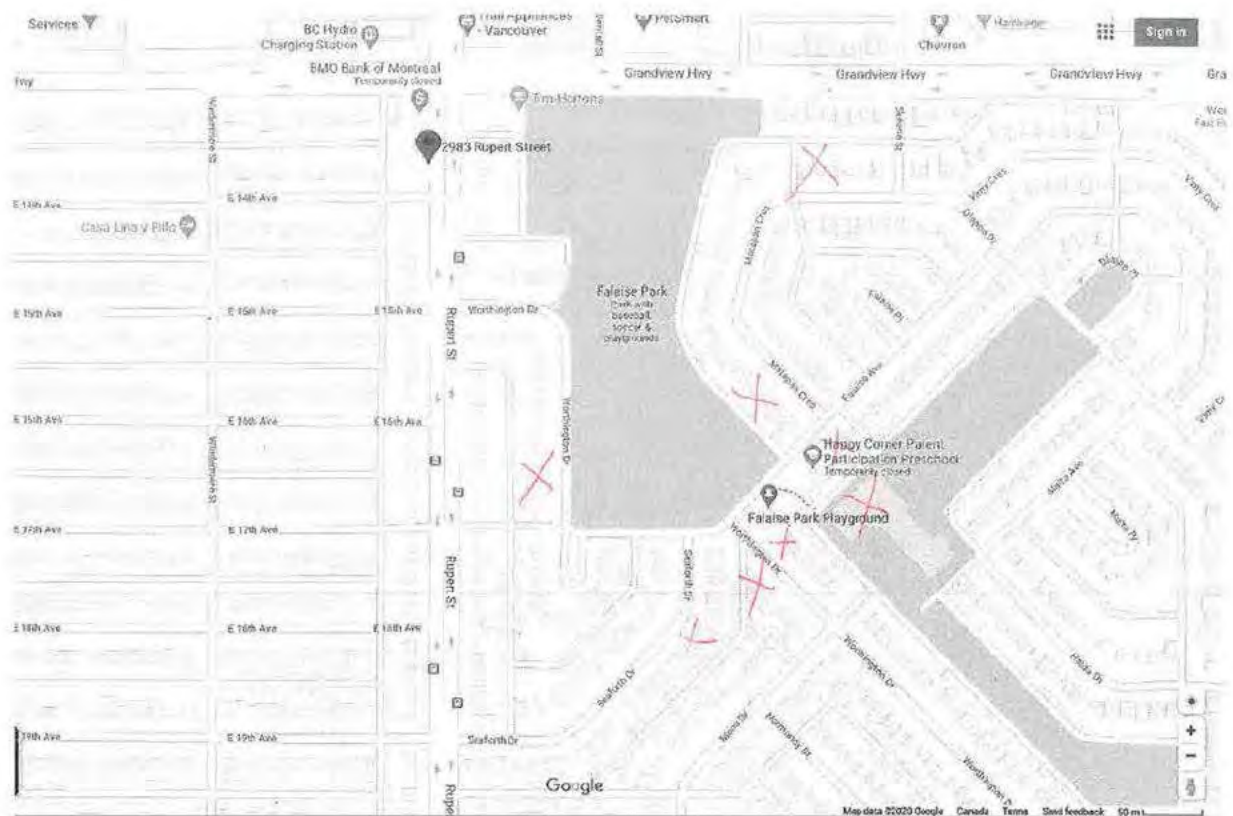
----- Forwarded Message -----

**From:** s.22(1)  
**To:** Nicole.choi@vancouver.ca <nicole.choi@vancouver.ca>  
**Sent:** Wednesday, April 22, 2020, 08:15:04 a.m. PDT  
**Subject:** Notice of Development Application - Retail cannabis store 2983 Rupert St.

Hello,

I am writing regarding a development application for a retail cannabis store at the address 2983 Rupert Street. My family have been residents of this neighbourhood since s.22(1). I do not support the application. I am not sure how and why this application would meet your requirements as there are youth facilities within a close proximity of the address. These include "safe" and "recovery" houses, developmental youth housing and licensed school-age childcare facilities - see my X markings on the map below. South of Grandview Hwy are family homes, parks, elementary and high schools. The few shops along Rupert St. between Grandview and E. 14th are closed by 7 pm. This is not a place for a cannabis store.

Thanks,  
s.22(1)



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Fw: Opening of Cannabis Store: DP-2020-00191 ( 2983 Rupert Street )  
**Date:** Sunday, April 5, 2020 3:16:16 PM  
**Attachments:** [IMG\\_5479.PNG](#)

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Hi Nicole

I am writing to oppose the opening of a Cannabis Store on Rupert Street. I know the site well as its located very close to my s.22(1). My s.22(1) in this neighborhood for the past s.22(1) and has very much enjoy living there and they also feel safe. Putting up a Cannabis Store will total changed the neighborhood they currently live in. The type of people coming to the area will change plus an increase in crime. Me and s.22(1) strongly object to the development of a Cannabis store is this location..

There is no need for this kind of store in the neighbourhood.

Is there also a petition which is out there that we can sign to oppose this development?

Also, is there a meeting planned with City Hall for people like us to voice our concerns and oppose this development?

Sincerely,

s.22(1)

s.22(1)

All Media

2020-04-05, 1:07 PM

STOP CRIME!!!  
 WE UNITE TO STOP  
 THE OPENING OF  
 CANNABIS STORE  
 AT 2983 RUPERT ST.  
 DP-2020-00191

## NOTICE OF DEVELOPMENT APPLICATION

2983 Rupert Street  
 DP-2020-00191



April 1, 2020

DO5 Design Group has applied to the City of Vancouver for permission to perform interior alterations and Change of Use from Retail to Retail Cannabis Store on this site, including:

- a floor area of approximately 245 sq. ft. and
- operating hours: Monday to Sunday, 9 am - 11 pm

Under the site's existing C-1 zoning, the application is "conditional" as it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by April 22, 2020. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact Nicole Chai, Project Coordinator at 604.829.8190 or [Nicole.chai@vancouver.ca](mailto:Nicole.chai@vancouver.ca)

Got this in my mail box. Someone else is also not happy with the store coming to our area



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] NOTICE OF DEVELOPMENTS APPLICATION  
**Date:** Monday, April 6, 2020 8:15:13 PM

---

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---

Hi Nicole, I lived very close to this Cannabis Store who's trying to get an application. I am totally against this new store. I take my s.22(1) on the same block all the time. If this new application is approved we will not be going to these shops any more. Please don't approve this new Cannabis application. Thank you!

2983 Rupert Street  
DP-2020-00191

My address: s.22(1)

My name: s.22(1)

Thanks

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] NOTICE of Development Application 2983 Rupert st, Vancouver.  
**Date:** Sunday, April 5, 2020 3:57:34 PM

---

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---

My name is s.22(1) I like to send my letter to “disagree “, where should I send it?

Sent from my iPad



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Notice of Development Application - 2983 Rupert Street DP-2020-00191  
**Date:** Thursday, April 23, 2020 1:31:30 PM

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---

Hello Nicole,

Please see below the written comments regarding the development for 2983 Rupert Street DP-2020-00191.

The Rupert/Renfrew residential area has Falaise park right across the street where people congregate and children play. There are also seasonal recreational events (baseball games etc) are held. This area has a lot of nearby schools such as Vancouver Christian School, Happy Corner Parent Participation Preschool, Renfrew School Age Child Care Centre, and Renfrew Elementary School where there are vulnerable populations that access this area daily. This is on top of all the residents that have young families within this area (and there are many). There are also other facilities such as Renfrew Community Centre, Renfrew Park, Renfrew public library and Nootka Elementary School within the neighborhood (within a 2-3 minutes drive radius). These are also frequent facilities that have children visiting daily.

My concern is about the vulnerable population - the children and their safety and well-being should be the city's priority. A dispensary does not belong in this neighborhood and I may hoping for the application to be denied due to the vulnerable population that play and go to schools directly in the same vicinity.

Please confirm the receipt of this email and thank you for your attention and consideration to this matter.

Thank you Nicole.

Regards,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Notice of Development Application - 2983 Rupert Street DP-2020-00191  
**Date:** Thursday, April 23, 2020 2:50:05 PM

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Hello Nicole,

I am writing in regards to the development for 2983 Rupert Street DP-2020-00191. A Cannabis Store does not belong in this residential neighborhood.

The surrounding areas have a lot of children that play and go to school daily. The proximity of the store site with the storefront fully exposed to children and minors is of major concern. There is also a concern with the possibility of a child/minor finding and ingesting edible marijuana inadvertently left behind.

The neighborhood has Falaise park right across the street where people congregate and children play. There are many schools close to the potential site - Vancouver Christian School, Happy Corner Parent Participation Preschool, Renfrew School Age Child Care Centre, Renfrew Elementary School, Nootka Elementary School. There are also public facilities - Renfrew Community Centre, Renfrew Park and Renfrew Public library that young children and minors access daily. This neighborhood also encompasses a lot of families with young children. This development - a Cannabis Store would pose a risk to children and minors.

I sincerely hope that the Director of Planning will prohibit this application and listen to the concerns of this neighborhood to deny this application. This dispensary is too close to places where children play and go to school - elementary schools, daycares and Community Centre, Parks and Public library.

Thank you.

Warm regards,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Notice of Development Application - DP-2020-00191  
**Date:** Friday, April 3, 2020 1:55:06 PM

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Hello Nicole,

I am inquiring about the development application for the Retail Cannabis Store. I am worried about the level of safety and security of having a store of this nature in and around this part of the neighbourhood. The hours I believe are way too long and in particular, the closing time is too late. There is no mention if this store is medicinal purposes only and rather it would look as though it is only for retail purposes. I do not support any recreational purpose store near our neighbourhood. Please do not pass this application.

thank you,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Opposed to Retail Cannabis Store Application: 2983 Rupert Street DP-2020-00191  
**Date:** Tuesday, April 7, 2020 9:18:55 AM

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Hello Nicole,

I am writing this email on behalf of my s.22(1) as they are not s.22(1) They are homeowners above address. My s.22(1) have voiced their concerns about this retail cannabis store application at 2983 Rupert Street. They strongly oppose to having a marijuana dispensary in this neighbourhood.

There are already too many in the City, there is no need for one to be in a neighbourhood with so many families, children and youth. They do not and should be exposed to marijuana.

Thank you for taking the time to hear their concerns.

Best Regards,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Opposing 2983 Rupert Street DP-2020-00191  
**Date:** Wednesday, April 22, 2020 8:23:59 PM

---

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---

I'm writing to **oppose** the DOS Design Group's application for a cannabis store at 2983 Rupert Street (DP-2020-00191).

As a resident, I strongly oppose this application.

These types of businesses fill the air with marijuana smoke. With residential homes and multiple elementary schools within walking distance of this area, this would not be appropriate for families and children.

These types of businesses also attract a certain type of clientele. The area is largely residential and do not need to attract drug and crime related traffic.

Additionally, with such long operating hours until 11pm every day, it would cause too much additional noise to a residential area.

I appreciate your consideration on the matter and hope that this application is turned down.

Thank you

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Opposition to DP-2020-00191  
**Date:** Wednesday, April 22, 2020 1:53:36 PM

---

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---

Hi,

I am writing to oppose DP-2020-00191 with a proposed change of use to retail - Cannabis. The community consists of elderly and young children, and we enjoy the peaceful and safe environment in this neighborhood. Rupert Street is a key intersection with a bus stop where residents get access to across the city. The proposed change of use would impose serious negative impacts on the livable environment of the neighborhood, including safety concerns, strong odor, and harmful influence.

Thanks,

Residents of s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Cc:** s.22(1)  
**Subject:** [EXT] Petition Against Development Application No. DP-2020-00191  
**Date:** Monday, April 20, 2020 3:09:40 PM  
**Attachments:** [DP-2020-00191.PDF](#)

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---

Hi Nicole,

Please find attached is a petition of twenty three signatures filed AGAINST the Development Application No. D-2020-00191 Retail Cannabis Store at 2983 Rupert Street, Vancouver.

Please also confirm upon receiving this petition.

Regards,

s.22(1)

### Retail Cannabis Store at 2983 Rupert Street, Vancouver

We strongly urge the City of Vancouver to REJECT Development Application No. DP-2020-00191.

[illegible]

City of Vancouver - FOI 2020-380 - Page 58 of 85



Name	Address	Phone #	Signature
s.22(1)	s.22(1)	s.22(1)	s.22(1)

PETITION AGAINST THE DEVELOPMENT APPLICATION NO. DP-2020-00191

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] RE: 2983 Rupert Street - DP-2020-00191  
**Date:** Thursday, July 2, 2020 1:30:34 PM  
**Attachments:** [image001.png](#)

---

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---

I am disappointed with this outcome and trust the City will also take responsibility for any negative consequences to the neighborhood resulting from the approval of this application.

s.22(1)

---

**From:** Choi, Nicole <Nicole.Choi@vancouver.ca>  
**Sent:** Thursday, July 2, 2020 12:48 PM  
**To:** Choi, Nicole <Nicole.Choi@vancouver.ca>  
**Subject:** 2983 Rupert Street - DP-2020-00191

**Caution: Email sent from an external sender**

---

Good afternoon,

As a member of the community that provided input on the development application for **2983 Rupert Street** you are advised that after review of all applicable regulations, policies, guidelines and opinions of the neighborhood it was decided this application was approved by the Director of Planning,  
Please refer to attached letter.

Thank you.

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Z 4A8



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cannabis stores

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Hours or services may differ due to COVID-19

UEMCannabis

4.2 (216)

Cannabis store · 1605 Renfrew St

Open until 7:00 p.m. · (604) 336-4818

The Medicinal Cannabis Dispensary

4.4 (315)

Cannabis store · 1182 Thurlow St

(604) 255-1844

Village Bloomery Cannabis Store

4.9 (491)

Cannabis store · 1540 W 2nd Ave #206

Closed today · +1 877-326-3569

Showing results 1 - 20

☐ Update results when map moves

s.22(1) City of Vancouver - 5-01-2020-360 - Page 61 of 85



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] RE: Development Application 2983 Rupert St (DP-2020-00191)  
**Date:** Monday, April 20, 2020 11:37:28 PM

---

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---

Hello Nicole,

I am writing in response to the notice of Development Application for the subject property. I live in the neighborhood. I would like to express my objection to the development of this property into a Retail Cannabis Store.

The proposed Cannabis store property is located within a peaceful and safe family oriented residential neighborhood (all surrounding residential are single family detached housing) of the Renfrew Height area. The purposed store is in close proximity to the crosswalk at 15th Avenue. School age kids and youths from the two schools east of Rupert Street (Vancouver Christian School and Renfrew School) often walk past the proposed property to local eateries, stores, bus stops and nearby skytrain station. The surrounding retailers are all neighborhood retailers including a Vietnamese eatery, a hair salon and a wine brewery which serve the local community. The proposed retail Cannabis store would likely attract cannabis users from elsewhere into the pleasant neighborhood. Cannabis store customers (pre- or post- consumption) will likely congregate along the streets and along sidewalks beyond its long and late opening hours. Also the opening of the cannabis store will have a counter effect on the service of Providence Health Care and pose a adverse affect on vulnerable youths residing in the Providence short-term home (3402 Worthingdon Dr). Parking at this proposed property is inadequate as opposed to similar former store location at the southwest corner of the E Broadway and Renfrew Street intersection. In the absence of adequate store parking, customers would overflow street parking along Rupert St and side streets causing inconvenience to nearby neighbors.

In a long run, it would likely cause increase pf crime rate (a bank is located within the same block) and increase of traffic accidents at or near the major intersection Grandview Highway and Rupert Street, which is also major throughput to Hwy #1 as post consumption cannabis users wander out onto Grandview Highway or Rupert Street unaware of what they are doing.

Please preserve the beauty and safety of our Renfrew Height family oriented residential neighborhood by denying the development application of a Retail Cannabis Store at 2983 Rupert Street. Thank you.

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] RE: Notice of Development application 2983 Rupert Street DP-2020-00191  
**Date:** Sunday, April 5, 2020 8:30:06 PM

---

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Dear Nicole,

My name is s.22(1) one of the residents from the Renfrew Height area. The purpose of this email is to deliver my opinion toward the application of Retail Cannabis Store that DOS Design Group has submit to City of Vancouver.

Though, our prime minister, Mr. Trudeau passed the law and make smoking marijuana in public legal, my family and I, a total of 4 members, are all against this. Within a block, there's an elementary school, less than 200 meters, there's secondary school nearby. Considering for our next generation, I sincerely hope that you can turn this permission down.

Thank you for your time and attention to this Email.

Sincerely,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Re: 2980 E14TH Cannabis Store Application  
**Date:** Thursday, June 25, 2020 2:20:09 PM  
**Attachments:** [image001.png](#)

---

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---

Thanks so much for getting back to me Nicole. The DP number is DP-2020-00191. The address is 2983 Rupert.

Again, I am against the idea of opening a cannabis store in my neighborhood.

Best

On Jun 24, 2020, at 07:37, Choi, Nicole <[Nicole.Choi@vancouver.ca](mailto:Nicole.Choi@vancouver.ca)> wrote:

Good morning s.22(1)

Unfortunately I am unable to find the Cannabis store application you're refereeing to, can you confirm the DP number?

Thanks

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

<[image001.png](#)>

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**From:** s.22(1)  
**Sent:** Tuesday, June 23, 2020 5:42 PM  
**To:** Choi, Nicole  
**Subject:** [EXT] 2980 E14TH Cannabis Store Application

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---

Hi Nicole,

My name is s.22(1) and I am the owner of s.22(1) I received a notice for the above address to open a Cannabis store back in March. Due to COVID-19, I did not have a chance to reply and provide my comments on time, but I still want to express my objection to open a cannabis store near my home.

I am afraid after the cannabis store is opened, my family and my safety may be at risk as we don't know who will be in my neighbourhood after the store is opened, and there is s.22(1) The neighbourhood is a family neighbourhood, and is not suitable for cannabis stores.

In a conclusion, I am against the idea of opening a cannabis store in my neighborhood.

Please reply if you receive my email, and let me know the outcome of your decision as it is my neighborhood and I care about its well being and my family safety.

Thanks,

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Re: 2983 Rupert Street - DP-2020-00191  
**Date:** Thursday, July 2, 2020 1:03:08 PM

---

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Dear Nicole,

Could you please provide me with a breakdown of how many neighbourhood opinions were in favour of the development application and how many were opposed. I cannot believe that there were many who spoke in favour of this shocking decision.

Sincerely,

s.22(1)

On Jul 2, 2020, at 12:48 PM, Choi, Nicole <[Nicole.Choi@vancouver.ca](mailto:Nicole.Choi@vancouver.ca)> wrote:

Good afternoon,

As a member of the community that provided input on the development application for **2983 Rupert Street** you are advised that after review of all applicable regulations, policies, guidelines and opinions of the neighborhood it was decided this application was approved by the Director of Planning, Please refer to attached letter.

Thank you.

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

<image003.png>

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<2983 Rupert - Notification.pdf>



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Re: 2983 Rupert Street - DP-2020-00191  
**Date:** Thursday, July 2, 2020 4:27:11 PM

---

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---

We are afraid of more crime will be happened in the area, please provide with adequate police in the area !!!!

Yours truly,  
s.22(1)

Sent from my iPhone

On Jul 2, 2020, at 12:48 PM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Good afternoon,

As a member of the community that provided input on the development application for **2983 Rupert Street** you are advised that after review of all applicable regulations, policies, guidelines and opinions of the neighborhood it was decided this application was approved by the Director of Planning, Please refer to attached letter.

Thank you.

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

<image003.png>

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<2983 Rupert - Notification.pdf>

From: s.22(1)  
To: Choi, Nicole  
Subject: [EXT] Re: Development Application DP-2020-00191 2983 Rupert Street  
Date: Friday, April 3, 2020 4:52:06 PM

---

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Dear Ms. Choi,

I am writing to comment on the DP-2020-00191 Development Application for a cannabis store at 2983 Rupert Street.

I **strenuously oppose** said development in our neighbourhood, as does the rest of my family. Some points to consider:

1- We in our neighbourhood were alarmed when it was revealed that crime numbers around Rupert Skytrain Station were high. The report that came out last year looked at which Skytrain stations had a crime problem and Rupert Station's numbers were uncomfortably high. We don't want anything to provoke another increase in those numbers. I realize that not all cannabis users are criminals, but most criminals are users and most drug addicts also smoke cannabis.

2- I thought the city was going to seriously limit the number of cannabis stores. That isn't the case if you google cannabis stores in Vancouver. They are all over (the legal ones) and there are still illegal cannabis stores. There is no argument to be made that the people in Vancouver lack options for buying pot. If you argue that our immediate area lacks pot stores, there is no mandate from the city that all pot stores be in walking distance of everybody's home.

3- The intersection is one of the busiest in Vancouver (Grandview and Rupert, steps away from the store) and parking is hard to find. With the huge number of cars coming through the intersection, we don't need people trying to parallel park or filtering into the surrounding neighbourhood looking for a parking spot. Since the city approved lane way homes there is even greater pressure to park in the area. It's difficult enough for all the worshippers at the nearby Jehovah's Witness church to find parking. Some people in rush hour may be tempted to stop and get their pot and this will tie up the area even more. This is similar to the BC Liquor store nearby on East Broadway, which can be a gong show trying to park in the late afternoon.

4- There is a Bank of Montreal on the corner of Grandview and Rupert which I use. At times I get very nervous taking money out of the ATM and having suspicious cannabis users hanging around will not make me feel any safer.

5- There must be something socially more desirable to have in our neighbourhood, more useful to the general community (a covid-19 testing centre, a decent wonton house, a barber, ...). We have a Japanese school for kids and adults s.22(1) and I'm sure they don't want to see the kinds of individuals that routinely hang o e stores.

These stores are a blight and a cancer and will also affect property values. Leave Renfrew Heights out of this and kill the development now.

Yours truly,

s.22(1)

Vancouver

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Re: Development Application DP-2020-00191  
**Date:** Monday, April 6, 2020 11:27:25 AM  
**Attachments:** [Cannabis Store Location.png](#)  
[Outlook-ye5sev10.png](#)

---

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Dear Ms. Choi,

My name is s.22(1) a resident of s.22(1) in East Vancouver.

I am writing to you in regards to the development application submitted for a new cannabis retail front at 2893 Rupert Street. I was made aware of this potential new development by a bulletin left in my mailbox by a concerned neighbour, which I have attached to this email. It appears they believe that legal cannabis stores will bring crime into our area and are urging residents in the area to contact you.

Contrary to their stance on this, I would like to offer my full support to this new development. Cannabis stores I have visited in city since legalization have appeared to be clean, well kept, upstanding establishments which not only provide a safe supply of product to their communities but also generate a sizeable amount of tax revenue to fund services we as citizens rely on.

Particularly in these unsettling economic times, it is important for our neighbourhood to champion those who bring in legitimate business. The prospective location seems to be an excellent one as it is close to other essential services yet not in the immediate proximity of schools, community centres, or other places where minors and families congregate. Currently, the closest vendor for cannabis consumers is UEMCannabis, located at 1605 Renfrew, 2.3 km away.

I am certain many people in the area would appreciate the convenience of a more local option.

As for the issue of crime, some residents may not realize that Cannabis is indeed a legal commodity, produced under strict government oversight with a concrete set of laws and regulations in place to keep it out of the hands of young people. In my view, criminal activity in our neighbourhood would be more likely to increase should the economic downturn result in rows of shuttered businesses and vacant storefronts in the area.

I am curious to see how the local opinion might affect the outcome of this application. Thank you very much for taking the time to read my views on this issue; I am optimistic that level

heads will prevail in this situation.

Sincerely,

s.22(1)

Vancouver, BC

s.22(1)

STOP CRIME!!!  
WE UNITE TO STOP  
THE OPENING OF  
CANNABIS STORE  
AT 2983 RUPERT ST.  
DP-2020-00191

NOTICE OF  
DEVELOPMENT APPLICATION



2983 Rupert Street  
DP-2020-00191

April 1, 2020

DOS Design Group has applied to the City of Vancouver for permission to perform interior alterations and Change of Use from Retail to Retail Cannabis Store on this site, including:

- a floor area of approximately 945 sq. ft.; and
- operating hours: Monday to Sunday, 9 am - 11 pm

Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by April 22, 2020. For more information and updates, visit: [vancouver.ca/devapps](http://vancouver.ca/devapps)

Or contact Nicole Choi, Project Coordinator at 604.829.9390 or [Nicole.choi@vancouver.ca](mailto:Nicole.choi@vancouver.ca)





**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Re: Re dp-2020-00191  
**Date:** Monday, April 6, 2020 11:57:55 AM

---

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Dear Nicole,

The above property is next to a bus stop, 2 churches, 3 elementary schools and many local kids near the store. We demand to have full time security guard outside the the store all the time to stop the kids exposing to the drug. The best is to have the 2 churches approve the planning before you issue the permit. We don't want the city make another skid road and kill the local kids !! Please make a very careful decision for our community !!!  
Thanks !

Best regards,

s.22(1)

Van. BC.

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Re: [EXT] 2983 Rupert Street DP-2020-00191  
**Date:** Friday, April 10, 2020 6:40:15 PM  
**Attachments:** [image001.png](#)

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---

The school is Renfrew Elementary School

On Monday, April 6, 2020, 12:52:59 p.m. PDT, Choi, Nicole <[nicole.choi@vancouver.ca](mailto:nicole.choi@vancouver.ca)> wrote:

Good afternoon s.22(1)

Thank you for expressing your concerns of the proposed application noted above. Can you please confirm the school that is in question?

We will share your comments amongst the review team to help incorporate into our decision, as the project is still under review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8



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**From:** s.22(1)  
**Sent:** Friday, April 3, 2020 2:21 PM  
**To:** Choi, Nicole  
**Subject:** [EXT] 2983 Rupert Street DP-2020-00191

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---

Ms. Choi

Are you guys out of your mind to put a Cannabis store right across from a school and in the heart of a residential area? This is so not right!

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Cc:** [brenda.chew](#)  
**Subject:** [EXT] Re: application application Rupert St  
**Date:** Wednesday, April 22, 2020 9:16:32 AM

---

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Dear madam

my wife and I are owners on property s.22(1) Vancouver . This is a quiet residential area we should not be promoting the use of potentially dangerous substances . Also it's close to schools and it can start problematic issues in the future . These cannabis outlets should be placed in industrial remote areas that is not easily accessible by the public . We are strongly against this development application

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Re:Residents against application permit of retail cannabis store at 2983 Rupert st. Van. ( dp-2020-00191)  
**Date:** Friday, April 3, 2020 11:47:34 AM

---

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---

Dear Nicole Choi,

We , house owners of s.22(1) Vancouver, BC., totally against the permit application of above cannabis store. You should reject the the application on the benefit of the young kids in this area. Please do it asap!!! Thanks !!!

Best regards,

s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Response to Development Application DP-2020-00191 2983 Rupert Street  
**Date:** Thursday, April 16, 2020 8:48:51 PM  
**Attachments:** [EPSON026.PDF](#)

---

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Dear Ms. Choi,

Please find attached responses to the notice regarding the proposed application.

I am not in favour of this proposal and I hope that the city will listen to the residents in this neighbourhood.

I do not feel safe or comfortable with such a business so close to my home.

Thank you,

s.22(1)

Vancouver BC

DP-2020-00191  
2983 Rupert Street

Dear Nicole Choi,

We don't support the development application for the retail cannabis store proposed for this location.

We don't want this type of store in our neighborhood. There are more than enough of these kinds of stores in the city and it is not a necessity that it be built in our area.

The store will serve as a magnet for undesirables, criminals and drifters who will bring increased crime to our area. We understand that not all people who buy these products are criminals, but most of their customers are.

These stores will also help to corrupt the young people as well. Young people will find it easier to get their hands on these products and find ways to evade any loosely enforced restrictions. Look how young people manage to get their hands on alcohol, cigarettes, and vaping products. It is harder than ever to find a part of the city that is safe.

We will find it unsafe to walk the area without worrying about encountering some of this proposed stores customers hanging around. The increased presence of these people is worrying.

Print Name s.22(1)

Address s.22(1)

Vancouver, B.C

Print Name s.22(1)

Address s.22(1)

Vancouver, BC

Print Name s.22(1)

Address s.22(1)

Van. BC

s.22(1)

DP-2020-00191  
2983 Rupert Street

Dear Nicole Choi.

We don't support the development application for the retail cannabis store proposed for this location.

We don't want this type of store in our neighborhood. There are more than enough of these kinds of stores in the city and it is not a necessity that it be built in our area.

The store will serve as a magnet for undesirables, criminals and drifters who will bring increased crime to our area. We understand that not all people who buy these products are criminals, but most of their customers are.

These stores will also help to corrupt the young people as well. Young people will find it easier to get their hands on these products and find ways to evade any loosely enforced restrictions. Look how young people manage to get their hands on alcohol, cigarettes, and vaping products. It is harder than ever to find a part of the city that is safe.

We will find it unsafe to walk the area without worrying about encountering some of this proposed stores customers hanging around. The increased presence of these people is worrying.

Print Name s.22(1)

Address s.22(1)

Print Name s.22(1)

Address s.22(1)

Print Name s.22(1)

Address s.22(1)

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Retail to retail cannabis store  
**Date:** Tuesday, April 14, 2020 6:15:55 PM

---

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Good afternoon Nicole,

This is regarding development at 2983 Rupert Street Cannabis store.

My name is s.22(1) I am writing on behalf of my s.22(1) We have been residents of this neighbourhood for s.22(1) and do not agree with the development of the Cannabis store. This is a seniors safe area and would like to keep it that way. There are many elementary schools in this neighborhood and having some sort of DRUG store here would put them and everyone else in danger or risk.

There is also two places of worship just in walking distance where this Cannabis store would be. That would be very disrespectful to them and theyre families while arriving and departing from these churches.

Having a Cannabis store could bring in crime, risk, danger, and the cliental for these types of stores could frighten our seniors and children. We do not want to feel scared in our neighborhood. Please take all this into consideration. We trust you will make the right decision.

Thank you for taking the time to read this.

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Rezoning 2983 Rupert St  
**Date:** Friday, May 29, 2020 9:35:11 AM

---

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Hi Nicole i wanted to let the city know we are not comfortable with a cannabis store trying to come into this spot. There is a elementary school right across the street and this does not send a good message at all. I can't believe this is even an option! I hope this type of business does not come into our neighborhood. I have s.22(1) children myself and how do i explain what this store is all about. We need a 7-11 or a bakery there. Something that is relevant to the community not a weed store. Thank you for you time. God bless and stay safe.



**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Rupert Cannabis Store  
**Date:** Friday, April 10, 2020 5:27:46 PM

---

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---

To Ms. Nicole Choi.

Regarding the development application of the Retail Cannabis Store on Rupert, my husband and I would like to express our dislike and protest this project.

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** [Choi, Nicole](#)  
**Subject:** [EXT] Stop Cannabis store  
**Date:** Monday, April 13, 2020 3:04:27 PM

---

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---

As a neighbor s.22(1) Vancouver, we write this to stop the opening of Cannabis Store at 2983 Rupert St. DP-2020-00191.

s.22(1)

Sent from my iPhone

**From:** s.22(1)  
**To:** Choi, Nicole  
**Cc:** s.22(1)  
**Subject:** [EXT] dp-2020-00191  
**Date:** Tuesday, April 21, 2020 10:36:00 AM

---

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Good morning Nicole,

Regarding the development application in the subject line, I am writing to advise that I and my family, are **strongly** in opposition to having a Cannabis store in our neighbourhood. We have two s.22(1) children and do not want that type of influence in their/our lives. We walk our neighbourhood all the time, and the last thing I need is for my children to see suspicious looking individuals getting high. Never mind them being afraid of their own neighbourhood. It is enough already that people walk around freely smoking joints that our kids are 1. Disgusted by the smell and 2. Asking questions that I do not have answers to that make sense as to why this is allowed.

Cannabis is a drug and we teach our kids to not do drugs and that they are dangerous. Yet, here we are, allowing these types of "businesses" to be propped up right in the middle of a quiet, family setting!

I hope that my email, and I hope that there are many, many more, have an effect on your board to disallow this development application.

If you need to speak with me, I can be contacted at s.22(1)

Sincerely,

s.22(1) and family

s.22(1)

Vancouver



Virus-free. [www.avg.com](http://www.avg.com) [avg.com]  
[avg.com]