

File No.: 04-1000-20-2020-382

August 15, 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 June 30, 2020 for:

Public comments and letters received regarding 3450 East Hastings Street (DP-2020-00041). Date range: January 1, 2020 to June 30, 2020.

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

*Please note, the email attachment on page 120 could not be located.

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-382); 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
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:ma

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Monday, April 27, 2020 9:01 AM
To: Kim, Jennifer (DBL)
Subject: FW: s.22(1) [REDACTED] st block - 3450 E Hastings

Follow Up Flag: Follow up
Flag Status: Flagged

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

A
s.22(1) [REDACTED]
✓



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From: s.22(1) [REDACTED]
Sent: Sunday, April 19, 2020 11:38 AM
To: Hicks, Claudia
Subject: [EXT] s.22(1) [REDACTED] st block

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.

Dear Claudia

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. St. John's Academy, an independent private school with 270 students, will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This school is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

Best Regards

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, May 1, 2020 11:36 AM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00041

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

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

From: s.22(1)
Sent: Thursday, April 30, 2020 6:28 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041



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

Hello Ms Hicks

I am writing with regard to the development application above. I went on-line to get more information about it, but the application is not there.

This space was occupied in the past by a cannabis store that was unlicensed, and because it is within 300 metres of an elementary school, I expected it would not be replaced once it finally shut down.

Could you please clarify if this development has been approved, and if so, how does it get by the restriction pertaining to the elementary school.

Thank you so much,

s.22(1)

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Monday, April 27, 2020 10:50 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] I Reject the Development Permit-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: Adam Blender [mailto:adam@sweedcannabisstore.com]
Sent: Friday, April 17, 2020 5:36 PM
To: Hicks, Claudia
Subject: [EXT] I Reject the Development Permit-2020-00041

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

Hello Ms Hicks,

My name is Adam Blender and I was the Director of Operations for S.W.E.D. Society located at 3450 East Hastings from 2015 to 2018. I whole-heartedly reject the development permit-2020-00041 from being granted to The Village Collaborative Inc. S.W.E.D. Society applied for a Development Permit back in 2015 at that exact location and the Board of Variance rejected our proposal due to it being located 133 meters away from Sir John Franklin Elementary School. Seeing as that school is still in operation and the Vancouver city bylaw still stands of being further away than 300 meters from any school, I see no logical or legal way you could offer them a development permit now.

If a development permit was refused back in 2015 due to proximity to an elementary school then it should be refused again because that school has not moved and is still fully functioning. Otherwise S.W.E.D. Society would still be operational to this day if we would have received that development permit back in 2015.

Thank you for taking the time to read my email and I look forward to seeing their development permit application be rejected. If our Medicinal Cannabis Retail Store wasn't allowed to be there, then their Non-Medical Cannabis Retail store should not be allowed either.

--
Adam Blender
Director of Operations
SWEED Cannabis Store
www.sweedcannabisstore.com [sweedcannabisstore.com]
604-781-1105

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:46 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:19 PM
To: Hicks, Claudia
Subject: FW: [EXT] 2020-00041

From: s.22(1)
Sent: Friday, April 24, 2020 6:04 PM
To: Hicks, Claudia
Subject: [EXT] 2020-00041

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 do not support this application. The community is already well served.

Yours sincerely
s.22(1)

A

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:45 PM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00041 (3450 East Hastings Street) - Letter from s.22(1)
Attachments: DP-2020-00041 Letter to City.pdf

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

A
✓

s.22(1)



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:06 PM
To: Hicks, Claudia
Subject: FW: DP-2020-00041 (3450 East Hastings Street) - Letter from s.22(1)

From: s.22(1)
Sent: Monday, April 27, 2020 4:37 PM
To: Hicks, Claudia
Subject: DP-2020-00041 (3450 East Hastings Street) - Letter from s.22(1)

Dear Ms. Hicks,

s.22(1)

s.22(1)

. I am writing to express my deep concern about this development application, and I request that the City **not approve** this application for change of use to 'cannabis retail store.'

Pursuant to City Zoning and Development **Bylaw section 11.6.2**, which states a cannabis store is not permitted within 300 metres of the property line of a school, the City can, and I believe **must**, reject any application for cannabis use within 300 metres of a school. Sir Franklin Elementary School is located at 250 S. Skeena Street, within 300 metres of the building in which 3450 East Hastings is situated.

Further to this DP application not complying with aforementioned Bylaw section 11.6.2, I am also disappointed and concerned about the following:

- **loss of building insurance.** Our building is up for insurance renewal this year, and our insurer for the building, as of last week, confirmed to Strata Council a loss of at least 15-20% in overall building coverage, in the event cannabis-use was to be legally permitted by the City. The City is aware of the current difficult insurance market for strata corporations, and it is plausible that our Strata will be unable to obtain the insurance required under the Strata Act. We would hope that a decision by City would not cause our Strata to be in violation of other laws governing our building.

- **lack of value added to our community and our building,** both of which is home to many young families. We do not want or need cannabis, and there are other cannabis retailers in the area for persons who seek or medically require such products;

- **lack of suitable parking** The customer parking referenced in the DP Application is not entirely accurate - the parkade gate for off-street parking is not currently available to customers until 10pm, the proposed time for the cannabis store to close. We have had many attempted and successful break-ins to the parkade, and increasing hours of access to the parkade would only increase security issues, the most serious of which can be obtained by VPD, file #19-243659. Force was required. Furthermore, the on-street parking on Hastings is heavily restricted due to traffic, which is slated to increase due to upcoming residential development and construction within only a 2-block radius of 3450 East Hastings. Anecdotally, I can attest that since the closure of the S.W.E.D. cannabis store (the previous illegal cannabis operator at 3450 East Hastings), the issue of cars idly parking in our residential laneway (the only way to access our building's parkade) is no longer an issue. Customers had previously blocked access in the laneway and caused dangerous traffic situations in an already highly congested intersection that services vehicles exiting/entering Highway 1, the Esso Gas Station, McDonalds and our parkade. The area in which customers idly parked sometimes blocked pedestrian access to the residential portion of the building, and parents with children were blocked from safely walking to the doorway of their home.

- **questionable action on part of commercial strata lot owner.** The commercial strata lot owner has already demonstrated poor judgment by permitting the S.W.E.D cannabis store to illegally operate out of our building. Their decision to do so negatively affected our building and eroded the trust residential strata owners had in them. Their continued dismissal of residents' needs and wishes in finding lessees who can add to the vitality and health of our building is beyond our control. We therefore ask City to please assist us in sending the message that a cannabis retailer is neither wanted nor needed in our building.

The City has at its disposal the bylaw and rationale for rejecting DP-2020-00041, and I hope that it does so. Thank you for your continued commitment to weighing public responses to applications such as these, as part of the permitting process.

Sincerely,

s.22(1)



April 27, 2020

Re: 3450 East Hastings - DP-2020-00041

Dear Ms. Hicks,

s.22(1)

s.22(1). I am writing to express my deep concern about this development application, and I request that the City **not approve** this application for change of use to 'cannabis retail store.'

Pursuant to City Zoning and Development Bylaw section 11.6.2, which states a cannabis store is not permitted within 300 metres of the property line of a school, the City can, and I believe **must**, reject any application for cannabis use within 300 metres of a school. Sir Franklin Elementary School is located at 250 S. Skeena Street, within 300 metres of the building in which 3450 East Hastings is situated.

Further to this DP application not complying with aforementioned Bylaw section 11.6.2, I am also disappointed and concerned about the following:

- **loss of building insurance.** Our building is up for insurance renewal this year, and our insurer for the building, as of last week, confirmed to Strata Council a loss of at least 15-20% in overall building coverage, in the event cannabis-use was to be legally permitted by the City. The City is aware of the current difficult insurance market for strata corporations, and it is plausible that our Strata will be unable to obtain the insurance required under the Strata Act. We would hope that a decision by City would not cause our Strata to be in violation of other laws governing our building.

- **lack of value added to our community and our building,** both of which is home to many young families. We do not want or need cannabis, and there are other cannabis retailers in the area for persons who seek or medically require such products;

- **lack of suitable parking** The customer parking referenced in the DP Application is not entirely accurate - the parkade gate for off-street parking is **not** currently available to customers until 10pm, the proposed time for the cannabis store to close. We have had many attempted and successful break-ins to the parkade, and increasing hours of access to the parkade would only increase security issues, the most serious of which can be obtained by VPD, file #19-243659. Force was required. Furthermore, the on-street parking on Hastings is heavily restricted due to traffic, which is slated to increase due to upcoming residential development and construction within only a 2-block radius of 3450 East Hastings. Anecdotally, I can attest that since the closure of the S.W.E.D. cannabis store (the previous illegal cannabis operator at 3450 East Hastings), the issue of cars idly parking in our residential laneway (the only way to access our building's parkade) is no longer an issue. Customers had previously blocked access in the laneway and caused dangerous traffic situations in an already highly congested intersection that services vehicles exiting/entering Highway 1, the Esso Gas Station, McDonalds and our parkade. The area in which customers idly parked sometimes blocked pedestrian access to the residential portion of the building, and parents with children were blocked from safely walking to the doorway of their home.

- **questionable action on part of commercial strata lot owner.** The commercial strata lot owner has already demonstrated poor judgment by permitting the S.W.E.D cannabis store to illegally operate out of our building. Their decision to do so negatively affected our building and eroded the trust residential strata owners had in them. Their continued dismissal of residents' needs and wishes in finding lessees who can add to the vitality and health of our building is beyond our control. We therefore ask City to please assist us in sending the message that a cannabis retailer is neither wanted nor needed in our building.

The City has at its disposal the bylaw and rationale for rejecting DP-2020-00041, and I hope that it does so. Thank you for your continued commitment to weighing public responses to applications such as these, as part of the permitting process.

Sincerely,

s.22(1)

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Monday, April 27, 2020 11:29 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Development application 3450 East Hastings Street - DP 2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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

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

From: s.22(1)
Sent: Thursday, April 16, 2020 6:44 PM
To: Hicks, Claudia
Subject: [EXT] Development application 3450 East Hastings Street - DP 2020-00041

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.

Dear Claudia Hicks,

I received a notice in my mailbox today expressing that there would be the development of yet another retail cannabis dispensary. I have to whole-heartedly oppose such a move as there are many in the area already (notably nanaimo and Hastings). This type of late hours dispensary will make these few city blocks (which already has a 24 hour Macdonald's) extremely high trafficked and potentially dangerous.

I live on Skeena Street s.22(1)

s.22(1)

I feel that this neighborhood and my street in particular has finally tried to improve the local safety and another dispensary like this will regress the safety and crime improvements considerably. I am thoroughly disapproving of this initiative.

Concerned citizen.

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Wednesday, April 29, 2020 2:05 PM
To: Kim, Jennifer (DBL)
Subject: FW: Cannabis Retailer Development Application Commercial Unit - 3450 E. Hastings
Attachments: Jasmine-cannabis-owners.pdf

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

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:04 PM
To: Hicks, Claudia
Subject: FW: Cannabis Retailer Development Application Commercial Unit - 3450 E. Hastings

From: s.22(1)
Sent: Monday, April 27, 2020 12:27 PM
To: Hicks, Claudia
Subject: RE: Cannabis Retailer Development Application Commercial Unit - 3450 E. Hastings

Hi Claudia,

s.22(1) We received this notice from our strata council and are VERY concerned with how the commercial owner conducted themselves with leasing this space in our building.

If this were to be approved, our building would not be able to be fully insured, which could result in drastic circumstances for tenants and owners.

In very scary times like the present, where a lot of us tenants are facing financial difficulties, please do not let this development application - that could jeopardize our livelihood - be approved. Furthermore, the actions of the commercial owner should be reprimanded.

I've attached the notice we received from our strata. Thank you for your time.

B

s.22(1)

pronouns: she/her [pronoun.is]

URGENT: RE: Cannabis Retailer Development Application
Commercial Unit - 3450 E. Hastings
<https://development.vancouver.ca/pc3450ehastings/index.htm>

Note: The commercial owner did not inform the full strata council or the strata property manager that it had leased the space at 3450 East Hastings to a cannabis retailer until very recently. As a result, we were not able to confirm the impact this business would have on the building's insurance coverage until now.

We have just received confirmation from our principal insurance underwriter, BFL, that several of its partners on our policy are not willing to participate in covering a building that includes a cannabis retailer.

This means that if this application is granted our building would have **no coverage for approximately 15-20% of our policy- at minimum**. As our underwriter hasn't heard back yet from all the insurance pool participants, our ultimate insurance shortfall could be much greater. This would place us in violation of the BC Strata Property Act and most lenders would be unwilling to extend mortgages in a building with insufficient insurance coverage. Thus, there is no realistic way the building could continue as a residence or a commercial entity if we cannot obtain 100% insurance coverage.

Council is asking all owners and tenants in the building **to consider contacting the city** to add your concerns to our own about the danger that approving this development application poses for the viability of this building.

The project coordinator at the City of Vancouver for this application is Claudia Hicks. Email your concerns to claudia.hicks@vancouver.ca or call 604.871.6083 **before April 30th**.

Thank you for considering this.
Your Strata Council 2020

3450 E Hastings

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Wednesday, April 29, 2020 2:14 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 3450 E. Hastings - Retail Cannabis store application
Attachments: O G Canna.JPG; Sir Franklin Elementary.JPG

Importance: High

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:03 PM
To: Hicks, Claudia
Subject: FW: [EXT] 3450 E. Hastings - Retail Cannabis store application
Importance: High

From: s.22(1)
Sent: Monday, April 27, 2020 9:23 AM
To: Hicks, Claudia
Subject: [EXT] 3450 E. Hastings - Retail Cannabis store application
Importance: High

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

Hi Claudia,

s.22(1) I am deeply concerned at the fact that this is even being looked at for approval.

As per City of Vancouver Zoning and Development Bylaw Section 11.6.2:

- A cannabis store is not permitted;
- (a) within 300 m of the nearest property line of a site containing another cannabis store;
 - There is already a cannabis store, **O G Canna at 3536 E. Hastings Street**, within 300m of proposed site (see O G Canna .jpg)

- (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;
 - Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 of proposed site (see Sir Franklin Elementary.jpg).

We cannot allow a Cannabis store to be close to a school.

I implore you to reconsider the application for this cannabis retail store.

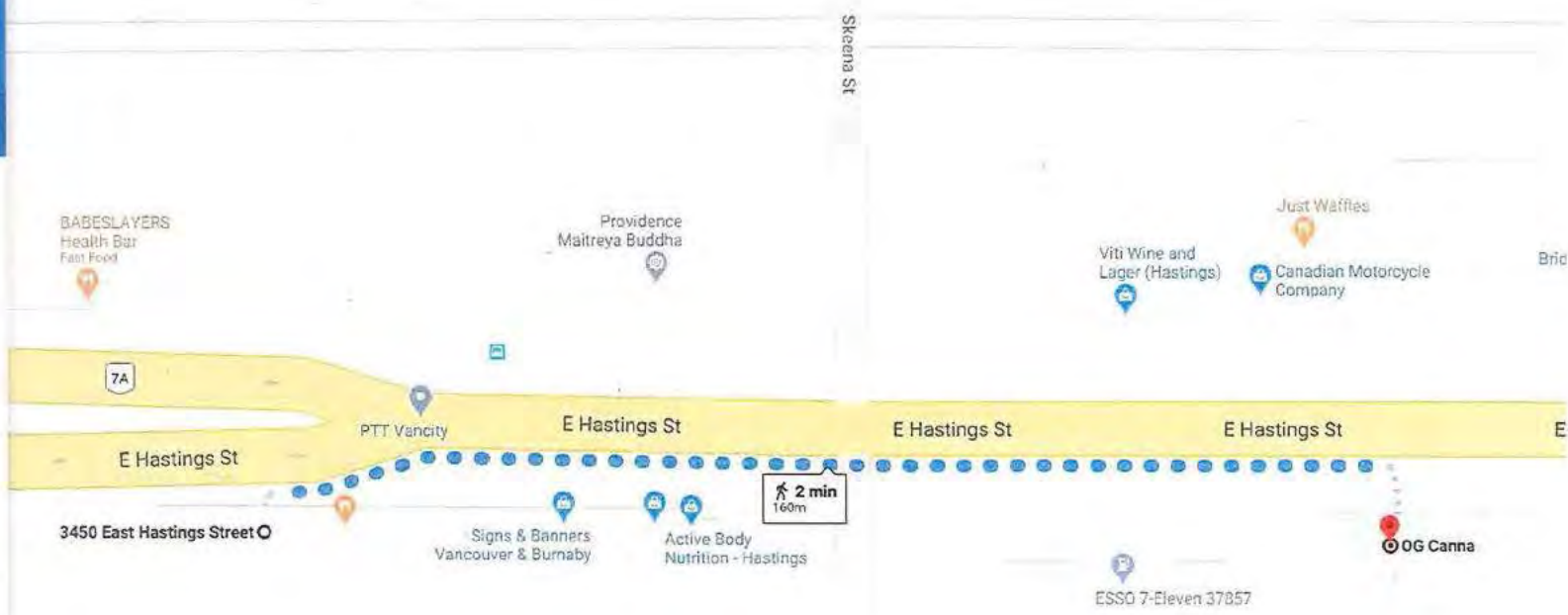
Regards,

s.22(1)



3450 E Hastings St, Vancouver, BC V5K
 OG Canna, 3536 E Hastings St, Vancou
 Add destination
 OPTIONS

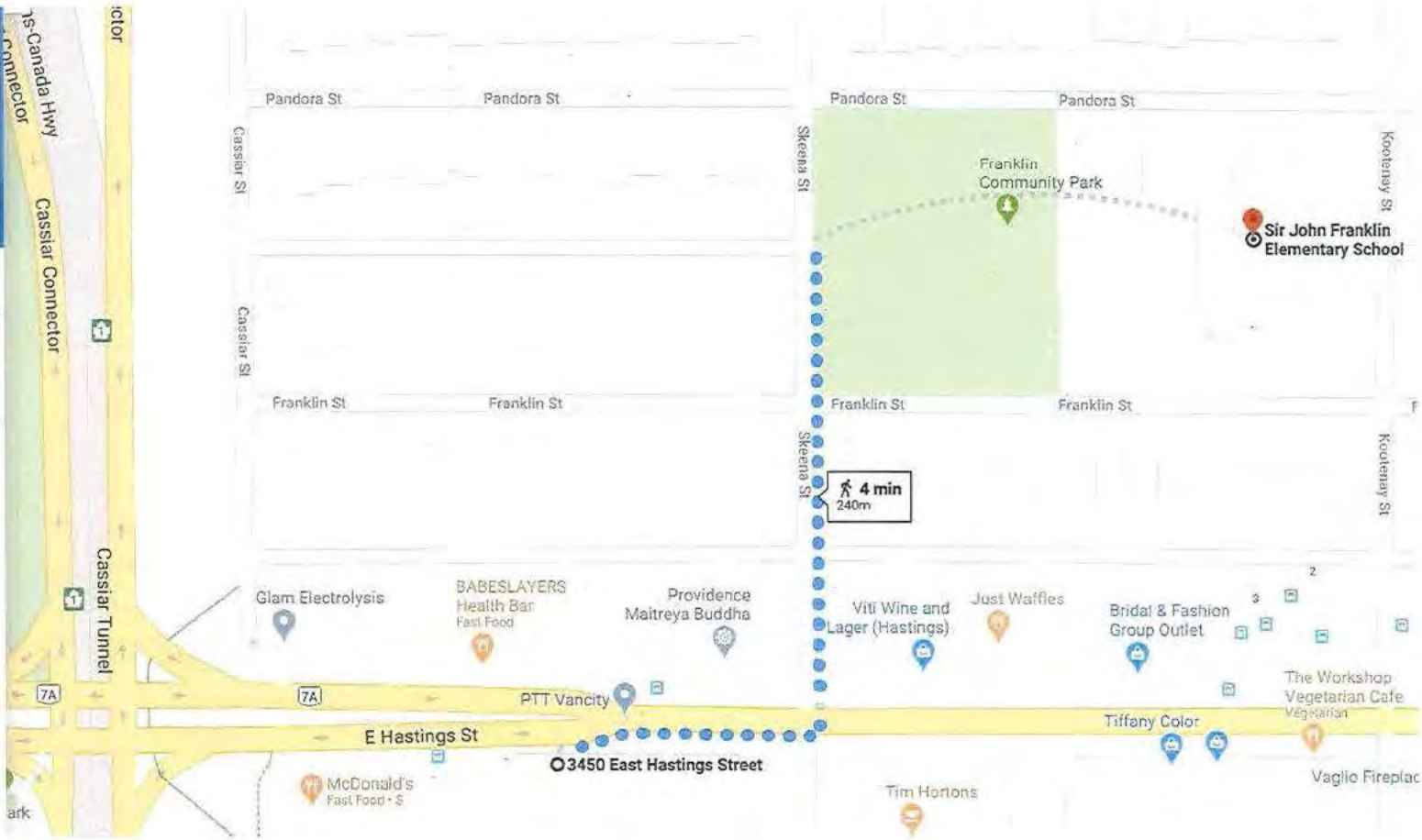
Send directions to your phone
 via E Hastings St 2 min
 DETAILS 160 m
 Mostly flat



3450 E Hastings St, Vancouver, BC V5K
 Sir John Franklin Elementary School, 25
 Add destination

OPTIONS

Send directions to your phone
 via E Hastings St and Skeena St 4 min
 DETAILS 240 m
 Mostly flat



Kim, Jennifer (DBL)

3450 E. Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:57 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Proposed Cannabis store

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:06 PM
To: Hicks, Claudia
Subject: FW: [EXT] Proposed Cannabis store

From: s.22(1)
Sent: Monday, April 27, 2020 8:40 PM
To: Hicks, Claudia
Subject: [EXT] Proposed Cannabis store

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.

Dear Ms. Hicks

I'm writing to object to the application application for the cannabis retailer being proposed at 3450 East Hastings Street. The location violates the City of Vancouver- Zoning and Development By-Law section 11.6.2 states "A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;

3450 East Hastings is within 300 meters of Franklin Elementary School, St. John's Academy which will shortly be opening at 369 Boundary Rd. and within steps of the Kids Shine Development Centre - which actually in the same building as the cannabis store applicant. The purpose of the bylaw is to protect vulnerable and underage children and allowing such a business to operate so close to 2 schools and and a program for children with autism makes no sense at all.

Another objection must surely be the location of a housing project for recovering addicts right across the street from the proposed location. How can folks be expected to heal with such a temptation right under their noses?!

Regards,

s.22(1)



Kim, Jennifer (DBL)

3450 Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:58 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

From: s.22(1)
Sent: Saturday, April 25, 2020 5:37 AM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:42 PM
To: Kim, Jennifer (DBL)
Subject: FW: Subject: Please revoke application 2020-00041

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



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✓

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:19 PM
To: Hicks, Claudia
Subject: FW: Subject: Please revoke application 2020-00041

From: s.22(1)
Sent: Friday, April 24, 2020 6:14 PM
To: Hicks, Claudia
Subject: [EXT] Subject: Please revoke application 2020-00041

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Hello City of Vancouver,

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Thank you,

s.22(1)



Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:29 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Cannibus store s.22(1)

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

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

From: s.22(1)
Sent: Thursday, April 30, 2020 10:40 AM
To: Hicks, Claudia
Subject: [EXT] Cannibus store s.22(1)

A
✓

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.

Good morning Claudia,

s.22(1) There is a lease on a Cannibus store s.22(1) and I am writing to you because I do not want another weed store s.22(1) s.22(1)

I am sure you're getting a lot of feedback with this and letters from other owners in the building. We live within the 300 meters from a School called Franklin Elementary. s.22(1) and I can't comprehend how they can have a weed store so close to a school? I just think for us, we have a lot of families with small children in the building and a community that is growing. This area has not always been great but it is now becoming something. We all invested in this area because we saw something with potential. It's all we have.

There was a cannibus store before here in the space they want to fill and they closed down because it wasn't within the legal guidelines when it became legal. There was a huge smell in all of our hallways and it brought a lot of ruff wrath around our building more than ever with some incidents happening as well with the police involved. We cant Let this happen again. We live beside a McDonalds that already brings issues on itself. We all love East Vancouver and community is now thriving but we don't need more weed stores on all of our blocks. It's becoming too much. We chose to buy in this area and I understand that it will never be cookie cutter perfect. But if we can at least have our say with this particular store coming into our building then we will do whatever it takes to make sure our kids have a great neighbourhood to grow up in.

B

Please consider my thoughts on this.

Thank you.

s.22(1)



Sent from my iPhone

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:36 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:05 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

A

From: s.22(1)
Sent: Monday, April 27, 2020 3:44 PM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house.

Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these types of stores.

Our children are this country's future and we need to do everything we can to protect them.

Thank you,

Concerned Vancouverite, s.22(1)

s.22(1)

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:47 AM
To: Kim, Jennifer (DBL)
Subject: FW: In Reference to the "3450 East Hastings Street - DP-2020-00041" Development Application

Hi Jennifer,
Follow-up comment
Thanks

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

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From: s.22(1)
Sent: Thursday, April 30, 2020 11:46 AM
To: Hicks, Claudia
Subject: [EXT] Re: In Reference to the "3450 East Hastings Street - DP-2020-00041" Development Application

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.

Thank you, Ms Hicks.

This neighbourhood does not need another cannabis store. Moreover, it will significantly impact the tenants of my building (both residential and commercial) if they are permitted to open their doors s.22(1).

If it does happen and we lose our insurance coverage (and/or it increases - we already possess insurance documentation stating this) because of such an action by the city, after we addressed our legitimate concerns, we will be forced to seek financial damages from the City of Vancouver. This is certainly not a threat, but it will be the outcome.

Thank you for your understanding.

Regards,
s.22(1)

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: April 30, 2020 11:22 AM

B

To: s.22(1)

Subject: RE: In Reference to the "3450 East Hastings Street - DP-2020-00041" Development Application

Hi s.22(1)

Thank you for your comments. They will be considered as part of this application's review.

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)

Sent: Wednesday, April 22, 2020 6:53 PM

To: Hicks, Claudia

Subject: [EXT] In Reference to the "3450 East Hastings Street - DP-2020-00041" Development Application

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

Hello Ms Hicks,

I trust this email finds you well.

It has recently come to my attention that there is a development application being currently reviewed by the City of Vancouver (3450 East Hastings Street - DP-2020-00041) in regards to the consideration of permitting another retail cannabis store to open their doors for business in my neighbourhood. Particularly, in the building that I reside in.

How many cannabis stores does a neighbourhood require? Whether they are legal or not, I don't know, but there is already one at 3536 Hastings Street and another one at 3615 Hastings Street. I am confident there is maybe another one or two hiding around the neighbourhood that I have yet to notice. This is ridiculous. Is the City of Vancouver trying to accommodate "recreational drug tourism" around the area? Or is it an easy tax revenue grab for the cash-strapped city? Maybe it's both, and more.

Our neighbourhood regularly bears the consequences of questionable behaviour by some locals and outsiders s.22(1) have witnessed multiple times discarded needles and drug paraphernalia around the building (it has become a common occurrence). I drive through Hastings and Main Street daily, and I have no interest in possibly attracting a similar crowd around our building and neighbourhood.

How many times do I get awakened in the middle of the night by people hanging out around our building either drunk or high on drugs (they're either passed-out, crying, or yelling)? It also doesn't help that there is a 24-hour drive-thru McDonald's next to our building. A "one-stop-shop"... I have seen people in the parking lot doing drugs while having their fast food, and then discarding their unwanted refuse on the ground before driving away. Ask yourself, would you be comfortable with such a scenario around the area that you reside in? I am confident the answer is "no," and so why would the city allow it around our neighbourhood?

As a concerned citizen, I urge the city to reject the application (3450 East Hastings Street - DP-2020-00041) and to investigate the other two cannabis stores for their legality. Another application was rejected (relating to The Swed Shop) at the same proposed location s.22(1) is within 300 meters of Sir John Franklin Elementary School.

Equally important, the presence of the previous cannabis store (The Swed Shop) nullified our building's Strata to obtain alternate quotes for our building's insurance policy. Tenants of our building, s.22(1) are concerned that the building's insurer will see the return of a cannabis store into the building complex as justification for increasing our premiums or, worst, discontinuing our insurance policy. At the time when it is a growing challenge for condo buildings to obtain adequate insurance coverage, we cannot take such a chance. The residential investment and safety of the residents of the Jasmine building are far more important than permitting the unwanted opening of a cannabis store within our commercial premises.

Thank you for your time and understanding.

Regards,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, May 1, 2020 11:34 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00041 3450 East Hastings Street

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

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From: s.22(1)
Sent: Thursday, April 30, 2020 10:36 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041 3450 East Hastings Street

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

Hello Claudia,

I understand that there is an application for changing the use from Retail to Retail Cannabis store for the commercial units. I am strongly against having a Cannabis store opening in the area. There's an elementary school close by (which is also within 1 block radius), and I am sure other parents would like to keep this away from their children as far as possible. Children should not be exposed to any of this.

Given these types of stores, the crime rates will increase in the neighborhood, making it unsafe for residents nearby.

Please consider declining the application for the better future of the kids within the neighborhood and the city.

Thank you & Regards,

s.22(1)

s.22(1)

s.22(1)

s.22(1)



[avg.com] Virus-free. www.avg.com [avg.com]

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 9:08 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Fwd: 3450 Hastings Street, Vancouver

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



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From: s.22(1)
Sent: Wednesday, April 29, 2020 4:31 PM
To: Hicks, Claudia
Subject: [EXT] Fwd: 3450 Hastings Street, Vancouver

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Correction surname should be s.22(1)

----- Forwarded message -----

From: s.22(1)
Date: Wed., Apr. 29, 2020, 4:29 p.m.
Subject: 3450 Hastings Street, Vancouver
To: <claudia.hicks@vancouver.ca>

Hello City of Vancouver,

Please be advised that I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 8:49 AM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00041 - In Opposition

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

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From: Christina Michael [mailto:christina@marigoldscannabis.com]
Sent: Wednesday, April 29, 2020 9:28 PM
To: Hicks, Claudia
Subject: [EXT] Re: DP-2020-00041 - In Opposition

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.

Dear Ms. Hicks,

I am reaching out in reference to The Village Collective DP-2020-00041 application for location 3450 East Hastings Street. As the Founder and Owner of Marigolds Cannabis Ltd., I am in strong opposition to this application. Marigolds Cannabis Ltd. has a pending cannabis retail development permit application for location 3623 East Hastings Street. My development permit application was submitted on December 2, 2019, and The Village Collective is well aware of this DP.

I request that the department consider the following in the assessment of DP-2020-00041:

- A. Location 3450 East Hastings has operated as an illicit cannabis retail location, and the previous tenant submitted an application that was formerly denied by the Planning Department and Board of Variance on February 17, 2016, based on a *land-use*. Please reference DE419302 for formal details relating to a land-use decision, not an applicant issue. That said, I fail to find reasoning that would warrant reconsideration of this location. I do understand that a new application may be submitted, however, I am hard-pressed to understand any reasons for the new application to render the previous decision in 2016 invalid.
- B. Marigolds Cannabis Ltd. submitted a Development Permit application for location 3623 East Hastings Street December 2, 2019; non-medical cannabis retail applicants should be well aware of regulations and the 300 metre exclusion zone parameters by the City of Vancouver

has set. The Village Collective, re DP-2020-00041 would understand they are well within the 300 metre exclusion zone of the property line of 3623 East Hastings Street, Marigolds Cannabis Ltd. In fact, should the applicant measure from the property line to property line, the distance between is less than 300 metres. The applicants are known to me, and they filed a response on January 29, 2020, to my application for 3623 East Hastings Street in response to the Public Notice. That said, they still pursued their location and I am certain they understand Federal, Provincial, and Municipal cannabis regulations including, the distance parameters in place.

- C. Upon spending a significant amount of time in the area, ensuring the best possible decision was made to move forward by submitting a Development Permit application. This area is dominated by single-family homes and is considered a low-density area, therefore, it stands to reason that the area will not support two cannabis retail stores, let alone one large store. This is, among many reasons, is why Marigolds Cannabis Ltd. chose 3623 East Hasting with a small footprint and less blatant exposure.
- D. 3450 East Hastings directly resides next to, what is known as a "family" establishment, McDonald's restaurant. This particular McDonald's hosts a "Playplace." This would identify this specific McDonald's as a family restaurant catering to children. I would seriously think that this would render this specific location inappropriate for a cannabis retail store.
- E. As mentioned, I am familiar with the Founders and Principals of The Village Collective, specifically co-founders Jeremy Jacobs and Andrea Dobbs, the pride they have as former dispensary operators selling "medical" cannabis products in the legacy market and the position and voice they have within the Vancouver cannabis community. Although I appreciate the right to apply for a non-medical cannabis retail licence, while re-structuring to legally operate, and also advocate for one's own beliefs and hold personal opinions - I still maintain, personally and professionally that The Village Collective applicants operated in direct contravention of the Controlled Drugs and Substances Act prior to Canada Federally legalizing non-medical cannabis across multiple verticals. While I am respectful of fellow non-medical and medical cannabis community members Nationwide, I must state that The Village Collective and its Principals are well aware of current regulations, specifically Jeremy Jacobs, as former President of ACCRES (Association of Canadian Cannabis Retailers), and supports ACCRES code of conduct that includes "We shall conduct ourselves and our businesses with integrity and in an honest and dignified manner, and in adherence to federal, provincial and municipals that may have been established," and "Recognizing the value of maintaining a higher standard, ACCRES members will guide their operations. by provincial and municipal retail operating requirements and guidelines." By virtue of this application, I question why they would apply for a Development Permit in a pre-existing exclusion zone when their DP is also in an exclusion zone. Should you wish to learn more about ACCRES and their Code of Conduct please click the links below:

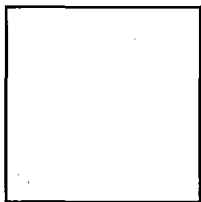
[ACCRES \[accres.ca\]](https://accres.ca)

[Code of Conduct \[accres.ca\]](https://accres.ca)

My intent is not to have ill will toward The Village Collective and their Principals in their current location, or future locations in an *appropriate area* in adherence to Federal, Provincial, and Municipal laws and regulations.

Thank you for your time and your consideration.

My best,
Christina Michael



Christina Michael

Founder | President

Marigolds Cannabis

m: (604) 417-0770

w: marigoldscannabis.com [marigoldscannabis.com] e: christina@marigoldscannabis.com

[[instagram.com](https://www.instagram.com)]

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:19 AM
To: Kim, Jennifer (DBL)
Subject: FW: 3450 East Hastings Street DP-2020-00041

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

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:22 PM
To: Hicks, Claudia
Subject: FW: 3450 East Hastings Street DP-2020-00041

From: s.22(1)
Sent: Sunday, April 26, 2020 8:06 PM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings Street DP-2020-00041

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

Hello Claudia,

I hope this email find you healthy and well.

s.22(1) I have received the Notice of Development Application 3450 East Hastings Street DP-2020-00041. I feel very upsetting of the notification. I am writing to you that I am against the application of a retail cannabis store on 3450 East Hastings Street.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store when there is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

Further according to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or

community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

Again according to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. An independent private school with 270 students, St. John's Academy will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This school is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

I strongly disapprove this type of business in this neighborhood due to the presence of elementary school and transitional houses and would like the application not to be permitted.

Yours truly,

s.22(1)

3450 E Hastings

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:21 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] RE: Cannabis retailer development application, Commercial Unit 3450 East Hastings

Claudia Hicks

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:22 PM
To: Hicks, Claudia
Subject: FW: [EXT] RE: Cannabis retailer development application, Commercial Unit 3450 East Hastings

From: s.22(1)
Sent: Sunday, April 26, 2020 6:52 PM
To: Hicks, Claudia
Subject: [EXT] RE: Cannabis retailer development application, Commercial Unit 3450 East Hastings

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.

Attn: Claudia Hicks
Project Coordinator, City of Vancouver

April 26th, 2020

RE: Cannabis retailer development application, Commercial Unit 3450 East Hastings.

I write in regards to a development application made by a cannabis retailer to commence operation at 3450 East Hastings (the "Cannabis Development Application"). s.22(1) location in the Cannabis Development Application.

I have significant concern with the Cannabis Development Application.

B

1. I have been advised by my strata council that the current insurance underwriter may not provide sufficient coverage to ensure that the strata corporation holds the minimum insurance coverage set out in the *Strata Property Act*. This is due to the fact that many partners of the underwriter are not willing to participate in covering a building that includes a cannabis retailer.
2. I will be renegotiating my mortgage in the coming years. If the strata council is not able to secure sufficient insurance coverage, then my lender will not extend my mortgage.
3. This issue will impact the potential sale of all strata units in the building because of concerns over the ability to finance through commercial lenders.

Thank you for considering these issues that significantly impact property rights and I hope that you will consider this in all decisions regarding the Cannabis Development Application.

Regards,

s.22(1)

A large rectangular grey box redacting the signature of the sender.

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 9:06 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 3450 East Hastings Street -- Cannabis Retail - PETITION ATTACHED
Attachments: BackAlleySmokers.JPG; PNEandMacDonalds.JPG; BackPNEand MacDonalds.JPG; Capture.JPG; Document_22.pdf

Hi Jennifer,
Please also see attached petition.
Thanks

Claudia Hicks

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

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From: § 22(1)
Sent: Wednesday, April 29, 2020 5:36 PM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings Street -- Cannabis Retail

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.

Dear Ms. Claudia Hicks,

Please take into consideration as part of the Director of Planning's decision the following feedback from very concerned neighbours in the area.

My dear friend § 22(1) has asked that I be her voice so that she can have a level of comfort. She has raised many concerns with these applications and her list is as follows:

1. The purposed site is directly beneath the residential building, when residents open their windows in the summer or anytime, they are bombarded with the overwhelming smell of cannabis smoke. She and many residents have lived through this with the previous Cannabis Retail operation. ALL OF THESE APPLICANTS state the exact same thing, they promise to "monitor" their patrons and enforce strict Non-Smoking laws on their premises. ABSOLUTELY NOT TRUE. It still happens and it happens at an alarming rate. Most of these businesses do not know that people are smoking outside, their windows are frosted and they are inside, by the time it has been noticed

it has already happened and the smoke is inside the residents homes. IS THAT FAIR? What if that was a baby's bedroom? It does not matter WHAT they promise the reality is that it CANNOT and WILL NOT be enforced 24/7.

Further contributing to the smoking nuisance, is the parking lot right beside this purposed building along with a small alley behind it and McDonalds on the corner it has become a HOT SPOT for cannabis use. Adding a store here will make this problem unbearable for the residents. It is a horrible location for a cannabis retail store.

Please see attached pictures.

2. How many times will the residents be subjected to onslaughts of applications and denials? Why is it that these applications are being allowed again and again and again? Currently there have been **TWO applications at this exact address, TWO at 3421 East Hastings** and another **ONE very recently at 3623 E. Hastings**. THIS IS TORTURE FOR US. Can the city please stop allowing these applications? Why have a bylaw if all of them apply, we the residents write in with concerns and they take it to the Board they are denied and then another "NEW" applicant tries again. Will this ever stop? Will the existing residents have peace?

3. There was an approved 4,000 sqft store on East Hastings, and the sheer size of that location is MORE than enough to provide access to the entire East Hastings corridor. Why on earth would we have MORE stores on a street that has many schools and other gathering spots for kids? enough is enough, liquor and cannabis stores need to be accessible YES but NOT ONE ON EVERY CORNER. In addition to current licensed store, the City of Burnaby is allowing for a cannabis store on Hastings just after Boundary. This area will have enough stores to service the citizens without this one.

I too reside in the area and have seen numerous applications filter through. I have a long list of objections with this site. I would also like to submit names and addresses of other residents that take issue with this location and DO NOT wish to see this get approved. Please take into consideration that the opposition for this site is GREAT, but many are scared to put their names and addresses on a list.

I recently drove by their other location and did witness people leaving their establishment with pre-rolled joints and smoking while walking or opening packages in a group right outside. Based on my simple observations I find it very difficult to believe that they could in any way monitor and prevent smoking in the back alley, front of store or McDonalds parking lot at this much larger site.

As previously stated, youth congregate in this area because of the McDonalds and the PNE; to put a cannabis store in such close proximity would be very irresponsible of us as a community. **Access to ADULT use cannabis should NOT take precedence over the safety of our youth. I understand that there will be cameras and security measures and that youth will not be allowed to purchase BUT when has that stopped them from trying or asking someone older at the PNE to buy it for them? I have seen 17 yr. girls that look 20+ and 19 yr. old boys enamored with them and willing to do just about anything to talk to them. Do we really want to tempt faith?**

Let us think about how close it is to the PNE and the MILLIONS of kids and teens that visit yearly. This location is a perfect storm for trouble--I am not against cannabis and access but I want to make sure we are wise and thoughtful about where these locations go.

Including my letter in the attached "Document 22" there are a **total of 15 individual letters opposing this use.**

Thank you for taking time out of your day to listen to my concerns, I could only imagine how difficult of a job you have. I would like to request a response if possible on this application and request notification if they take this to the Board of Variance.

s.22(1)

A rectangular area of the document has been redacted with a solid grey box.

Director of Planning & City Staff,

We the residents of 3450 East Hastings both in the purposed building and neighbouring homes **vehemently oppose this location for Retail Cannabis for these reasons.**

1. **It is too close to the PNE/Playland where MILLIONS of kids and families visit each year.** The bylaw was written to take into consideration places where youth congregate such as schools. This is far more **dangerous** as youth who congregate here are **unsupervised**. Unlike schools where teachers, parents and principles are monitoring the activities, when youth go to the PNE they are usually in groups with only friends.

Having a Cannabis Retail outlet, a stone throws away from the PNE and **right next door to the McDonalds** that is jam packed every summer is very counterintuitive and counterproductive with the guidelines set fourth by the Province and municipality.

2. This site will attract further cannabis use around the property, quickly becoming a nuisance for the neighbours living in the building. The residence has the right to peacefully enjoy their home and open windows without the smell of cannabis consumption and witness of such activities. Until the government allows for secured consumption spaces, these users will use on the streets, parks and schools. The residents do not need to further add to this already existing issue in and around their building.
3. This has already been **REJECTED once before, this address should not be allowed to re-apply.**
4. This location is too close to Sir John Franklin School, the distance requirement is 300m, this location is about 150m away.
5. The owners of this location have been inconsiderate in their approach, diverting emails from the city to their own website. Re-applying at a location that was already denied and re-applying in a location that was **illegally operating** for many years causing a lot of grief and problems for the building's residents.

There are many other reasons why we oppose this application, but these are some of the most pressing issues we have taken into consideration and urge the city to take into consideration.

s.22(1)

Signature _____

Address _____

Director of Planning & City Staff,

We the residents of 3450 East Hastings both in the proposed building and neighbouring homes **vehemently oppose this location for Retail Cannabis for these reasons.**

1. It is too close to the PNE/Playland where **MILLIONS of kids and families visit each year.** The bylaw was written to take into consideration places where youth congregate such as schools. This is **far more dangerous** as youth who congregate here are **unsupervised.** Unlike schools where teachers, parents and principles are monitoring the activities, when youth go to the PNE they are usually in groups with only friends.

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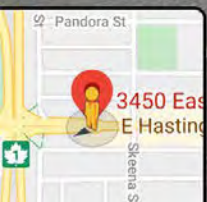
s.22(1)

Signature

Address







3450 Hastings

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Wednesday, April 29, 2020 3:10 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Hello City of Vancouver,

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

A
J



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:20 PM
To: Hicks, Claudia
Subject: FW: [EXT] Hello City of Vancouver,

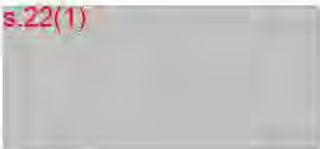
From: s.22(1)
Sent: Friday, April 24, 2020 8:44 PM
To: Hicks, Claudia
Subject: [EXT] Hello City of Vancouver,

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 do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)



Kim, Jennifer (DBL)

3450 Hastings

From: Hicks, Claudia
Sent: Monday, April 27, 2020 9:51 AM
To: Kim, Jennifer (DBL)
Subject: FW: Comments Development Application DP-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

Claudia Hicks
Project Coordinator - Development Review Branch
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From: s.22(1)
Sent: Saturday, April 18, 2020 10:04 PM
To: Hicks, Claudia
Subject: [EXT] Comments Development Application DP-2020-00041

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.

Dear Ms. Hicks:

s.22(1) We have recently received the notice of "Retail Cannabis Store" application for address 3450 East Hastings St (DP-2020-00041), which is located at the ground level across from our building.

We would like to let the Director and Committee of Planning know that as individuals living very close to the location of the store, we are vehemently against having a cannabis store at his site.

The main reason against the application is the proximity from the local elementary school (Sir Franklin Elementary School with 200 elementary students attendance), which is located only 1.5 block North and East of the location at 250 Skeena Street, less than 250m walking distance from the address of application.

We personally believe it would be disastrous appalling to consider to have a cannabis store operating during school hours so close to an elementary school.

We cannot begin to express the potentials risks and dangers of having a recreational marijuana dispensary so close to a school with small children. These have already been well publicized, including risk of accidental cannabis ingestion, impaired drivers (while high) in the area, easier opportunity of underage marijuana use, and attracting selected crowds and crime to area.

We would strongly plead with the City Planning Department to reject the application given these potential but highly important risks and problems we have outlined above.

Thank you for your attention.

Sincerely,

s.22(1)

A large rectangular grey box redacting the signature and name of the sender.

3450 E - Hastings

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:45 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-0004 - Reject Proposal

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

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From: s.22(1)
Sent: Thursday, April 30, 2020 2:38 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-0004 - Reject Proposal

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

Hi Claudia,

I am contacting you to request that the city **reject** the proposal of a cannabis shop in 3450 E Hastings St. s.22(1) and am highly concerned that this is even being considered for the following reasons:

- **A school (Sir John Franklin School) is <300 m away.** This is against Vancouver city bylaws and this should be upheld.
- **Our building insurance would be negatively impacted** which will lead to decreased affordability in the building. This will be a financial burden for many young families/individuals including ourselves in an already expensive city.
- **Zero community benefit.** The increase in individuals who loiter and use cannabis in the area will inevitably occur and will create an unsafe environment. We have seen this when S.W.E.D. was open and there was an increase in noise and foul smells outside our apartment.

s.22(1), I would hope to see positive contributions to our commercial spaces instead of even more cannabis shops. I also want to feel safe when we step outside of our apartment.

I am hoping you consider my letter and reject the application. I look forward to hearing from you.

Thanks,
s.22(1)

B

s.22(1)

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Monday, April 27, 2020 11:36 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 3450 e Hastings

Follow Up Flag: Follow up
Flag Status: Flagged

A
J

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From: s.22(1)
Sent: Thursday, April 16, 2020 11:03 AM
To: Hicks, Claudia
Subject: [EXT] 3450 e Hastings

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In opposition to Pot shop application at 3450 e Hastings .

There are people working using social distance I think the signs should be put up Covid-19 should not be used as an excuse all the time ,and if so then cancel the application all together till signs can be placed .

Also there is a Elementary school close by and we v had pot stores in that area before and and have had negative impact on the neighbourhood .

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Wednesday, April 29, 2020 2:08 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Re: [EXT] 3450 e Hastings
Attachments: image001.png

Claudia Hicks

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:04 PM
To: Hicks, Claudia
Subject: FW: [EXT] Re: [EXT] 3450 e Hastings

From: s.22(1)
Sent: Monday, April 27, 2020 11:43 AM
To: Hicks, Claudia
Subject: [EXT] Re: [EXT] 3450 e Hastings

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.

Thanks. stay safe

On Mon, Apr 27, 2020, 11:36 AM Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

Hi Glen Brown,

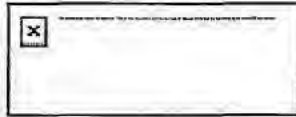
Thank you for your comments. They will be considered as part of this application's review. Further, I have forwarded your site sign comments to our Supervisor. If I can be of further assistance please contact me anytime.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

604.871.6083



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From: s.22(1)
Sent: Thursday, April 16, 2020 11:03 AM
To: Hicks, Claudia
Subject: [EXT] 3450 e Hastings

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In opposition to Pot shop application at 3450 e Hastings .

There are people working using social distance I think the signs should be put up Covid-19 should not be used as an excuse all the time ,and if so then cancel the application all together till signs can be placed .

Also there is a Elementary school close by and we v had pot stores in that area before and and have had negative impact on the neighbourhood .

3450 E Hastings

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:40 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

From: s.22(1)
Sent: Saturday, April 25, 2020 10:33 AM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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.

To the City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you,

s.22(1)

s.22(1)



Sent from my iPad

Kim, Jennifer (DBL)

3450 E H

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:07 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] CANNABIS STORE application at 3450 East Hastings Street - DP-2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 11:54 AM
To: Hicks, Claudia
Subject: FW: [EXT] CANNABIS STORE application at 3450 East Hastings Street - DP-2020-00041

From: s.22(1)
Sent: Tuesday, April 21, 2020 12:06 AM
To: Hicks, Claudia
Subject: [EXT] CANNABIS STORE application at 3450 East Hastings Street - DP-2020-00041

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

Hi Claudia,

s.22(1) Street in Vancouver.

We received the notice from City regarding a cannabis store application at 3450 E. Hasting Street. I am writing this email to you to express our strong objection regarding this application.

There is already a cannabis store located at 3536 E. Hastings called O G Canna, within 300 m of the proposed site. This will be a violation to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store, if another cannabis store opens at proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre

or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. And St. John's Academy, an independent private school with 270 students, will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This is also within 300 m of the proposed site. We don't want our kids to see cannabis stores on their ways to school or home everyday.

The City of Vancouver has already put a homeless shelter at 3475 E. Hastings, and a mental health facility at 851 Boundary Rd, and a youth addiction recovery house at 3430 Franklin Street. And there used to be a marijuana dispensary at Hastings and Boundary. And one of the staff was stabbed in the hand, it was all over the news. Our neighborhood is not a dumping place for the city to put all these facilities. We deserve a clean and safe environment.

Please reconsider this application.

Thanks,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:32 AM
To: Kim, Jennifer (DBL)
Subject: FW: application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:18 PM
To: Hicks, Claudia
Subject: FW: application 2020-00041

From: s.22(1)
Sent: Friday, April 24, 2020 5:39 PM
To: Hicks, Claudia
Subject: [EXT] application 2020-00041

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.

Dear Ms Hicks;

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site.

Moreover I frequent the current retail supplier 2 blocks away. Precedent should be given to a pioneer who has served the larger community for over five years.

Thank you

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:49 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: [EXT] Application 2020-00041

From: s.22(1)
Sent: Saturday, April 25, 2020 10:26 AM
To: Hicks, Claudia
Cc: info@medicanna.ca
Subject: [EXT] Application 2020-00041

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.

Subject: Please revoke application 2020-00041

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need YOU, our elected official, to follow the law and do everything you can to protect them.

Alternately, there is Medicanna who served your community on Hastings Street for five years without complaints and in a legal location, away from schools. I understand that they have applied for a license and it was denied. Can I please

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receive an answer as to the reasons it was denied? This perplexes me that a solvent business that existed as part of your community for years has been denied the opportunity to continue it's business.

Your elected position is to create community by respecting and promoting the existing community. I feel it is unfair that instead of giving a company the chance they deserve, especially when they have a track record of paying for business licences for 5 years and promoting the economy on Hastings, you are now denying a business with this proven track record the ability to conduct business? There has to be a logical reason for this decision. Can you please explain the reason in your response to me, thanks.

As it appears that Council is deciding a marijuana store in that area is on the table. I strongly urge you to do the right thing, by enforcing the law and respect and promote existing businesses by allowing Medicanna to continue to serve the local community.

Thank you, I appreciate your time and response regarding this matter.

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, May 1, 2020 11:35 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP 2020-00041 / 3450 East Hastings Street - public input about Cannabis Retail Development Application

Importance: High

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V

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

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

From: S.22(1)
Sent: Thursday, April 30, 2020 8:23 PM
To: Hicks, Claudia
Subject: [EXT] DP 2020-00041 / 3450 East Hastings Street - public input about Cannabis Retail Development Application
Importance: High

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.

Dear Ms. Hicks,

Thank you for the opportunity to provide our input in respect to the above Cannabis Retail Development Application.

I write this email to express my request that the application be denied.

My reasons are as follows:

1. The main attraction in this area of Vancouver is the PNE: families and youths often walk by the area where the store would operate, either because they parked in the area, disembarked at the adjacent bus stop, or attended the MacDonalds which is only steps away from where the Cannabis retail store is proposing to open;
2. Franklin Elementary, which is frequented by children during the day, and the playground which families/Little League and other teams use, is less than two blocks away from the proposed Cannabis store location; and

3. The park where Hastings Little League plays their games is approximately 2 to 3 blocks away from the proposed Cannabis store location.

In other words, this is primarily a family oriented neighbourhood, with attractions that are aimed primarily at youths and young children. A Cannabis Store is not in keeping with the type of neighbourhood we have and, in particular, it is likely to attract individuals that would engage in the type of activity (smoking marijuana within the immediate area) that is inconsistent with the type of message that we, as families, wish to convey to our children (to not consume addictive and controlled substances).

s.22(1) I am deeply concerned about the apparent social approval of the consumption of marijuana that is conveyed by the ease with which Cannabis stores are allowed to open and operate. I say this because there appears to be a complete lack of restriction or limitation imposed on consumers of Cannabis compared to other controlled substances such as alcohol: at this point in time, people who smoke marijuana freely consume and smoke marijuana while walking on the street without the same restrictions and limitations that are placed on people who consume alcohol. This complete lack of regulations or enforcement of regulations respecting the consumption of marijuana leads to the sense that its consumption is not only allowed, but encouraged.

I believe that this neighbourhood should seek to attract stores and businesses that are family oriented and promote healthy lifestyle, something a Cannabis Store would not do. The Cannabis Store would in fact dissuade other stores and businesses that are family oriented from operating in or within the same area, for the very reasons outlined in this email.

Thank you for taking the time to read my input, please feel free to contact me should you wish to do so.

Sincerely,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:18 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:22 PM
To: Hicks, Claudia
Subject: FW: [EXT] DP-2020-00041

From: s.22(1)
Sent: Monday, April 27, 2020 8:26 AM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041

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.

Dear Ms Hicks,

>
> Re: DP-2020-00041, 3450 East Hastings Street
> s.22(1) Street, which location already has a pending cannabis retail
> development permit application. I ask that you note our strong opposition to DP-2020-00041.
>
> We ask that you please consider the following:
>
> 1. The location at 3450 East Hastings was formerly an illicit cannabis store. The operators made application for a
development permit both to the Planning Department and to the Board of Variance (please see DE419302, which was set
before the Board of Variance on February 17, 2016). The application for a Development Permit was denied. The granting
of a Development Permit being a land use decision, not a decision based upon the identity of the applicant, I respectfully
suggest that there is no merit to the reconsideration of a retail cannabis Development Permit for that location. While I am
aware that it is open to a new applicant to make a new application, there are no factors in relation to land use which would
render the application now of greater merit than in 2016.

s.22(1)

> 2. The location at 3450 East Hastings Street is clearly within 300 metres of the property line of the property within which 3623 East Hastings Street is situated. If one was to measure from property line to property line, the distance is even less. Further, it must be recognized that the applicants herein were entirely aware of the Development Permit application at 3623 East Hastings Street at all material times, given that they filed a response to the city dated January 29, 2020 to the public consultation for 3623 East Hastings Street. In other words, the applicants herein were fully aware of that Development Permit application when they filed their own. They must be presumed to have been fully aware that their application stood to be in breach of the city bylaw governing distances between retail cannabis stores.

>

> 3. While there is a significant geographical area in this part of the city which is unserved by a legal retail cannabis store, please note that the vast majority of that area is comprised of single family homes, and is thus relatively low density. It is unlikely that this neighborhood has a population base to support more than one retail cannabis store.

>

> 4. The proposed location at 3450 East Hastings Street is immediately beside the property of a McDonald's restaurant. That restaurant has a children's "Playplace". It is a restaurant which specifically caters to families with young children. One must seriously question whether a retail cannabis store is appropriately situated next door to this.

>

> 5. Finally, it is apparent that the the principals of the Village Bloomery take some pride in their status as "legacy" retailers of cannabis in Vancouver. They thus seek to make a virtue of their years spent selling illicit cannabis in direct contravention of the Controlled Drugs and Substances Act. Perhaps, in retrospect, we don't necessarily care, but neither is this to be trotted out as some kind of virtue in support of their application.

>

> Thank you for your consideration of our concerns.

>

> Yours truly,

>

> s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:10 PM
To: Kim, Jennifer (DBL)
Subject: FW: Please revoke application 2020-00041
Importance: High

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V

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

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

From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:18 PM
To: Hicks, Claudia
Subject: FW: Please revoke application 2020-00041
Importance: High

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

From: s.22(1)
Sent: Friday, April 24, 2020 5:36 PM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041
Importance: High

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house.

Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site.

Thank you

s.22(1)



Sent from my Huawei Mobile

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:05 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Resident Objection DP- 2020- 00041
Attachments: DP-2020-00041 s.22(1) Resident Objection.pdf

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:07 PM
To: Hicks, Claudia
Subject: FW: [EXT] Resident Objection DP- 2020- 00041

From: s.22(1)
Sent: Monday, April 27, 2020 9:04 PM
To: Hicks, Claudia
Subject: [EXT] Resident Objection DP- 2020- 00041

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.

Dear Ms. Hicks,

Attached is my objection to the proposed development at 3450 East Hastings Street (DP- 2020-00041).

Thank-you for your consideration,

Sincerely
s.22(1)



B

Re: Notice of Development Application DP- 2020-00041

Dear Claudia Hicks,

April 27, 2020

Thank- you for providing a notice to the application for a Cannabis Retail Store at 3450 East Hastings Street. **s.22(1)**, I strongly oppose this application and wish to detail the concerns I have as both a member of the community **s.22(1)**.

Family & Children

In the **s.22(1)** we have been part of this community we have witnessed an incredible growth in the number of young families moving into the area and new businesses that are responding to this emergent community. **Within 300 meters of 3450 East Hastings Street is Sir John Franklin Elementary.** Children from both sides of the Hastings corridor attend this school and can often be seen crossing at the nearby lights. Also, within the same building as the proposed Cannabis store is **Kids Shine Development Center.** This center provides behavioural and occupational therapy for children with developmental, social, sensory or learning needs. We value this facility and would not want any of the attending children or families to experience unnecessary security or health issues with the proposed business. Nearby is also the **PNE and Playland** as well as a new million dollar playground/outdoor multi age recreational facility, **Empire Fields**, in Hastings Park. I love and admire the youth that congregate in this area to exercise and experience a positive social environment. I would hate to have parents worry about the proximity of a Cannabis retailer nearby that would jeopardize this rare and essential opportunity for the youth of our community.

The location violates the City of Vancouver- Zoning and Development By-Law section 11.6.2 states " A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;

In the spirit of this law the publicly accessible Empire Fields provides the same athletic and community services which are provided by public community centres for young and vulnerable persons. The only difference is the absence of brick/mortar containing walls. The proximity of the property line is both within 300m *and* actually visible to much of the youth park.

Finally, sharing the exact same parking lot is the McDonalds which hosts one of **only 2 Play Places** in the City of Vancouver. This **Play Place** is an indoor playground for children under the age of 5 and was renovated in the last year. It has become a total treasure and refuge for parents and young children to have an indoor playground during rainy/cold weather while their parents share a coffee. This may be an unsuspected "gathering" place but I am so grateful to have this little amenity **s.22(1)** **s.22(1)** and for me to connect **s.22(1)** in the neighborhood. During the tenancy of a previous Cannabis retailer (in the same location as the proposed business) the parking lot and restaurant would see the cannabis retailer customers come to loiter, smoke, leave garbage and create an intimidating social scene for young children and parents.

Insurance

As perhaps your records show and previously mentioned, this is not the first time **s.22(1)** has had a Cannabis store. The experience with the previous Cannabis tenant S.W.E.D. was consistently negative

with customers loitering and smoking around the entrance and parking spaces. The smoke would enter the North facing suites s.22(1) and the loitering caused ongoing safety concerns. However, the most significant damage the tenancy had was its long-lasting effect on our insurance profile. As I'm sure you are aware, Stratas throughout the province are facing unprecedented challenges regarding acquiring insurance. We were notified by insurance companies that the presence of the Cannabis store precluded us from being considered and the sole company that offered insurance did so with a significant premium increase which translated to a strong rise in our condo fees. We now carry increased premiums reflected in our strata fees to this day. We have also received confirmation from our insurer that further Cannabis retail tenancy s.22(1) will cause us to lose a portion of our existing insurance which would significantly jeopardize the property value of our building. To clarify, this would mean our building would not be fully insured and put us in violation of the Strata Property Act. Residents would be unable to secure or renew a mortgage with major banks as it is not their practice to finance uninsured buildings.

Vancouver housing is hard enough for young families especially without adding the jeopardy of losing insurance just so a single Cannabis store can operate privately on the premises of our building.

Vulnerable Persons

Within our building are not only young families but individuals that would be considered "vulnerable persons" due to mental and physical disabilities. s.22(1)

s.22(1)

s.22(1). In our experience with S.W.E.D. minors would loiter in and around looking for opportunities to gain access to restricted substances while socializing with customers.

Violation of Existing Health Protocols

Finally, and perhaps most compelling is the flagrant disregard the applicants have already shown to the current laws and health recommendations during the global pandemic. Twice while out walking my young daughter I have observed the applicants gathered in a small group inside cleaning, organizing and preparing signage inside "their" unit. Cannabis stores are not an essential service and preparing a facility for one is also not an essential service. Their determination to push this application through at the cost of following public health codes is deeply concerning and likely quite telling of how they will continue to disregard community standards and the well-being of the residents, especially the most vulnerable.

Thank-you for considering my comments. If you have any questions or require clarification please do not hesitate to e-mail s.22(1)

Sincerely
s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:48 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Cannabis Retailer 3450 E Hastings

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:06 PM
To: Hicks, Claudia
Subject: FW: [EXT] Cannabis Retailer 3450 E Hastings.

From: s.22(1)
Sent: Monday, April 27, 2020 6:43 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] Cannabis Retailer 3450 E Hastings

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.

Dear Claudia,

It has come to our attention that a cannabis retailer has been approved to lease s.22(1). It is extremely concerning for us that this will impact our insurance and our daily lives. s.22(1) and breathing in the fumes (we could the last time a similar business was below us) is deeply troubling to us. We kindly ask that you reconsider approving this type of business to be able to lease the space at 3450 E Hastings.

Thank you for your time,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:38 PM
To: Kim, Jennifer (DBL)
Subject: FW: Subject: Please revoke application 2020-00041

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

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

From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:20 PM
To: Hicks, Claudia
Subject: FW: Subject: Please revoke application 2020-00041

A
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-----Original Message-----

From: s.22(1)
Sent: Friday, April 24, 2020 6:50 PM
To: Hicks, Claudia
Subject: [EXT] Subject: Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:23 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Opposition to the Application of Cannabis Retailer Development Application Commercial Unit - 3450 E Hastings

Claudia Hicks

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:22 PM
To: Hicks, Claudia
Subject: FW: [EXT] Opposition to the Application of Cannabis Retailer Development Application Commercial Unit - 3450 E Hastings

From: s.22(1)
Sent: Sunday, April 26, 2020 4:23 PM
To: Hicks, Claudia
Subject: [EXT] Opposition to the Application of Cannabis Retailer Development Application Commercial Unit - 3450 E Hastings

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.

Dear Claudia,

I'm writing regarding the application of Cannabis Retailer Development Application Commercial Unit - 3450 E. Hastings be turned down,

The retail unit in questions is on the ground level unit next to a building that mixes owned residences and retail units. And there is also a MacDonald, PNE, sport fields & an elementary school, which lots of children and youth are hanging around. Families with young kids are walking around that street corner especially kids have to walk past the location every day on their way to and from school, bus stop and play ground. As a pedestrian I'm tired of walking past these shops that emit the distinct, and unpleasant, odour of marijuana. I also take issue with many of the people who are frequenting these establishments.

Standard retail units are breathing life and energy into a community instead of feeding into the problem by adding another drug related storefront. Let's give that neighbourhood a chance to better itself. To place a retail marijuana storefront within this community seems inconsiderate and not beneficial to the prosperity and health of the community.

I appreciate your consideration on this matter and hope that this application will be turned down.

Let's do our best to be considerate and not to create more of slum than what's already there.

B,Rgds

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:53 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Medicanna

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: [EXT] Medicanna

From: s.22(1)
Sent: Saturday, April 25, 2020 10:24 AM
To: Hicks, Claudia
Subject: [EXT] Medicanna

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:01 PM
To: Kim, Jennifer (DBL)
Subject: FW: Objection to DP-2020-00041
Attachments: Objection to DP-2020-00041.pdf

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:07 PM
To: Hicks, Claudia
Subject: FW: Objection to DP-2020-00041

From: s.22(1)
Sent: Monday, April 27, 2020 8:27 PM
To: Hicks, Claudia
Subject: Objection to DP-2020-00041

Dear Claudia Hicks,

Please see attached my letter objecting to development application DP-2020-00041 regarding the 3450 East Hastings Street location.

Best regards,
s.22(1)

B

April 22, 2020

Director of Planning
City of Vancouver

Re: Concerns regarding 3450 East Hastings Street change of use application DP-2020-00041

Dear Claudia Hicks,

s.22(1)

s.22(1) As such, I have a number of serious concerns regarding the proposal to change the use of this unit from Retail Store to Cannabis Retail Store, and would ask the City of Vancouver to **not** permit this to proceed.

s.22(1) I am deeply concerned as to the impact of having a Cannabis Retail Store in close proximity to the many family-oriented locations in this area. By way of example, the Pacific National Exhibition and Playland draws many families from across BC each year. Often during the summer months I see numerous children and teenagers walking by 3450 East Hastings on their way to and from the PNE. Sir John Franklin Elementary School is only a few blocks away and students will often walk by 3450 East Hastings Street to and from school, heading to the nearby bus stop, or on their way to McDonald's. This McDonald's at 3444 East Hasting Street shares the same parking lot as 3450 East Hastings Street and has a significant amount of business from families and children who stop at this location due to its close proximity to the PNE and location on a major intersection. s.22(1) to this McDonald's s.22(1) play and interact with kids there during poor weather. Previously, a cannabis store had moved into this same 3450 East Hastings Street location, and after this we noticed a significant increase in cannabis consumption, including by minors, in and around our area. Furthermore, since that cannabis store was appropriately shutdown in 2018, we noticed a decline in cannabis use and consumption in public in this area. Therefore, I have serious concerns that reopening another cannabis store in this same location will lead to subsequent increase in cannabis consumption by minors.

s.22(1) I have deep reservations about the short and long term effects that having a cannabis store will have on both property value and my strata's ability to obtain affordable insurance for the building. When the previous cannabis store was permitted to operate at this location, our insurance premiums increased significantly and many insurance companies were unwilling to insure the property due to the presence of a cannabis store in the building. This type of uncertainty is particularly stressful at a time when there are significant concerns regarding housing in Vancouver, and raise serious concerns about our long term investment in this community.

In conclusion, the location of this proposed cannabis store is in clear violation of the City of Vancouver Zoning and Development By-Law, section 11.6.2, which states:

"A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;"

3450 East Hastings is within 300 meters of Sir John Franklin Elementary School, St. John's Academy (which is opening shortly at 369 Boundary Road) and within the same building as the Kids Shine Development Centre. If the City permits this application to proceed, it seriously calls into question the city's integrity in upholding the by-laws agreed upon by the democratically elected council.

Therefore, I respectfully ask the City to not permit this application.

Sincerely,

s.22(1)



Kim, Jennifer (DBL)

From: s.22(1)
Sent: Sunday, April 26, 2020 11:55 AM
To: Kim, Jennifer (DBL); Hicks, Claudia
Subject: [EXT] Re: 3623 E Hastings St - DP-2019-00976/DP-2020-00041
Attachments: Signed Re-note Letter to Neighbours.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Claudia, Jennifer
thank you for sending the refusal letter.
It's good to know the city is standing by the By-laws that were made in regard to these stores.

Contrary to the By-Laws, there is a store operating at 3536 E Hastings Street. OG Canna. I assume this is an illegal store?
Can you speak to why this store is operating without a Business License?

Regarding an Application for 3450 E. Hastings - DP-2020-00041. For the same contraventions to the By-laws, I would like to add my name as a neighbour who opposes this application as well.

Thank you, I look forward to hearing from you,

s.22(1)

A
✓

On Mar 18, 2020, at 10:27 AM, Kim, Jennifer (DBL) <Jennifer.Kim@vancouver.ca> wrote:

Please see attached letter for 3623 East Hastings Street – DP-2019-00976.

Thanks,
Jennifer



Jennifer Kim | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver
t. 604.873.7767

s.22(1)

March 18, 2020

To whom it may concern:

**RE: 3623 East Hastings Street
Development Application Number DP-2019-00976**

Please refer to my letter/postcard of January 24, 2020, regarding the application for interior alterations and to change the use from Retail to a Retail Cannabis Store, at the above-noted address.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on March 12, 2020, and was refused for the following reason(s):

- Refusal 1 – Non-compliance – Regulations: The proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site.
- Refusal 2 – Objections Received: Objections have been received from neighbouring property owners.
- Refusal 3 – Unsatisfactory – Proposed Use: The proposed use is unsatisfactory at this location.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Yours truly,



Claudia Hicks
Project Coordinator
claudia.hicks@vancouver.ca
604.871.6083

CH/jk

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:37 PM
To: Kim, Jennifer (DBL)
Subject: FW: Please revoke application 2020-00041

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



A
✓

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:20 PM
To: Hicks, Claudia
Subject: FW: Please revoke application 2020-00041

From: s.22(1)
Sent: Friday, April 24, 2020 7:44 PM
To: Hicks, Claudia
Cc: info@medicanna.ca
Subject: [EXT] Please revoke application 2020-00041

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.

Sent from my *Hello City of Vancouver*,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

u

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 9:07 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00041 - parking and traffic flow concerns

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

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

From: s.22(1)
Sent: Wednesday, April 29, 2020 5:06 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041 - parking and traffic flow concerns

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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.

Re: 3450 East Hastings St

Dear Madam or Sir:

My concern is lack of parking, traffic congestion and traffic flow all which amount to unsafe conditions in a residential neighbourhood.

s.22(1) and am very familiar with the lack of parking on Skeena near 3450 East Hastings as well as a lack of parking on pender st between Skeena and kootenay for residents. This area seems to have many rental suites and air b&b's so this adds to the parking shortage on pender st which unfortunately does not have permit parking only for residents.

Also, being so close to the Kootenay bus loop the neighbourhood within a two block radius is further inundated daily by bus drivers, sfu students and others working downtown parking on and around pender, Skeena and kootenay (in order to have free parking while they take transit).

During morning and evening rush hours as well as midday Pender St from Boundary to Skeena (and visa versa) is like a highway with vehicles short cutting through the neighbourhood to avoid the traffic lights and congestion on hastings street.

When you add this heavy traffic flow to the few parking spots available to the cannabis store you are adding to the already unsafe nature of the area for vehicles and pedestrians. On Skeena near Hastings there are vehicles also going in and out of the ESSO gas station which makes it all worse during rush hours.

This parking and traffic problem for the cannabis store should be reviewed in conjunction with the following three rental residential complexes being developed at:

1. 3435 East Hastings - DP -2020-00196
2. 3684 East Hastings
3. 3600 East Hastings

There is simply not enough parking available for all these people and traffic flow on pender is going to be horrific.

I recommend the city of Vancouver conduct a detailed study of the traffic flow and parking within a two block radius of the Kootenay bus loop to evaluate parking needs and availability, and traffic flow options.

Suggestions:

1. Build a parkade at the kootenay loop for transit workers.
2. Impose traffic calming measures on skeena, pender, kootenay and boundary in the 3400, 3500 & 3600 blocks.
3. Make pender and Skeena a 4 way stop for the safety of pedestrians.
4. Make parking on pender for residents only/permit parking.

Yours truly,

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:31 AM
To: Kim, Jennifer (DBL)
Subject: FW: Please revoke application 2020-00041

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



A

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: Please revoke application 2020-00041

From: s.22(1)
Sent: Saturday, April 25, 2020 11:21 AM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our youth to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)



s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:09 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] re cannabis store 3400 hastings st

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 11:54 AM
To: Hicks, Claudia
Subject: FW: [EXT] re cannabis store 3400 hastings st

From: s.22(1)
Sent: Tuesday, April 21, 2020 12:37 AM
To: Hicks, Claudia
Subject: [EXT] re cannabis store 3400 hastings st

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

Hello Claudia,

I am writing to you in regards to the application for another cannabis store in our neighbourhood. I have to say a firm "no" s.22(1). This area was a true melting pot of languages as I grew up, it bloomed and even the most modest home was cared for and polished. Not any more. In the last few years with the addition of a homeless shelter outside the elementary school, Addictions facility placed in the local park, [not 100 yds from the swings, where the kids used to congregate.] The whole area is becoming a slum.

I am not able to walk my dog on local streets as the build up of butts and roaches is on the sidewalk, boulevard and curbs is a consequence of renters who are told not to smoke on landlord property so they use the city streets as an ashtray. No one cleans it up.

We routinely clean up Tim Hortons cups and paper waste, Macdonald's rubbish, syringes, Narcan kits s.22(1). All a direct result of surrounding franchises and housing. We were told that of course there would be no problems before they arrived.

3450 E Hastings st.

I-
D

Homes on the north side of Hastings especially have been plagued with petty crime since the arrival of the homeless shelter. We have a homeless camp at the base of McGill.

I have not seen evidence on the west side of Vancouver where a homeless shelter and addictions shelter is placed directly in the path of an elementary school and local park.

I realize pot is now legal but our small neighbourhood is overloaded with drugs and undesirables and I do not want anything to attract any further additions. Government had plenty of talk about pot stores not being near schools but look what we have.

s.22(1) in BC I do not want to "normalize" the use of pot, to children, it is a drug and should be respected as such. It is not a benign substance. No matter how "cute" the packaging or form.

s.22(1)

I see there will only be "200-300 visits per day and open for 12 hrs. Can you imagine living in the apartments located near by and the parking and traffic. If you check with the city, you will see the residents of our area have protested already regarding the traffic craziness at rush hour coming off Hastings down Skeena, along Pender. One can barely cross the street safely. This is where the kids cross to attend elementary school.

This business should be located further down Hastings where there is lots of public parking and a lesser concentration of the city "problems" We are weighed down by what the city has done to date and then just left us to clean up the results.

When the last pot store was placed there the stench was horrible when walking on Pender St, there is little difference between the smell of pot and open sewage. In summer the smell pours in the windows s.22(1) and cannot get the smell out and am forced to close the windows no matter how warm the day.

Why can we not have a fresh produce store, florist, local grocery market? Something the whole area would benefit from.

Sent from Mail [go.microsoft.com] for Windows 10



[avg.com]

Virus-free. www.avg.com [avg.com]

Kim, Jennifer (DBL)

From: s.22(1)
Sent: Monday, May 4, 2020 6:38 PM
To: Kim, Jennifer (DBL)
Subject: [EXT] RE: 3450 E Hastings St - DP-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

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s.22(1) ----also keep in mind the condos above the pot store have the stench pouring into their place all the time. Store should be free standing somewhere else. Can you imagine buying a condo and then dealing with the smell all the time? These are not social housing. I have a feeling like our protest about the traffic on Pender/skeena 3400-3500 block, ignored...we protested the supposed "temporary" homeless shelter so near the school, ignored...Mental health addictions in the local park, ignored...The residents of the area have had it. This does not belong here, we have enough crime and strange persons wandering in the area, we also have become an area for "campers" to use the streets, dump all their garbage and drive away in the morning. Who is going to help us? s.22(1)

Sent from Mail [go.microsoft.com] for Windows 10

From: Kim, Jennifer (DBL)
Sent: May 4, 2020 4:43 PM
To: s.22(1)
Subject: 3450 E Hastings St - DP-2020-00041

Hi,

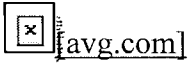
Thank you for your comments.
They will be considered as part of this application's review.

May I please have your address?
All comments are confidential.

With thanks,
Jennifer Kim



Jennifer Kim | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver
t. 604.873.7767



This email has been checked for viruses by AVG antivirus software.
www.avg.com [avg.com]

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:21 AM
To: Kim, Jennifer (DBL)
Subject: FW: Development Application DP-2020-00041 3450 E. Hastings Street

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



A
✓

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 11:57 AM
To: Hicks, Claudia
Subject: FW: Development Application DP-2020-00041 3450 E. Hastings Street

From: s.22(1)
Sent: Wednesday, April 22, 2020 9:38 AM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] Development Application DP-2020-00041 3450 E. Hastings Street

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.

Re: Development Application DP-2020-00041 by Village Collaborative Inc. for a Cannabis Store at 3450 E. Hastings Street

Dear Ms. Hicks and the Director of Planning,

I am writing to oppose the application by Village Collaborative Inc. (Village Bloomery) for a Cannabis Store at 3450 E. Hastings Street, for these reasons:

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or

neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. St. John's Academy, an independent private school with 270 students, will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This school is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

Thank you for reviewing my comments, and I hope you will take my points in consideration before approving this application.

Sincerely,

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 8:53 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

A

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

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

From: s.22(1)
Sent: Monday, April 20, 2020 9:15 AM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041

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No no no no. We do not need this type of business in the neighbourhood. School and open play area is one block away. Access to this product is too easily available to anyone who wants it. I have to put more effort into getting milk. Reduce the number of these businesses.

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, May 1, 2020 11:33 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 3450 East Hastings DP-2020-00041

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



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From: s.22(1)
Sent: Friday, May 01, 2020 9:14 AM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings DP-2020-00041

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.

Dear Ms Hicks,

I am writing this email as a concerned resident of Hasting Sunrise. I was shocked to learn the City was considering a Cannabis store for this location.

s.22(1) in the area that walks this route on a regular basis I can tell you first hand we already have enough challenges for our youth, we don't need more complexity. Children from Franklin Elementary and the neighborhood frequently visit the Esso gas station and the McDonalds that straddle this property. To get to these locations the youth already have a liquor store and a half way house to pass by s.22(1) I teach and understand community inclusion but it bewilders me how a city puts a liquor store or a cannabis store within a stone's throw of people trying to recover from whatever their issues are.

Our neighborhood has seen an increased amount of break and enters in the past 5 years. Vehicles on our block, if left unlocked, are almost guaranteed to be rifled through. I'm sure the police statistics support this but I can tell you 90% of the cases go unreported.. it's not worth it.

Our neighborhood is a diverse mix of families, young and old. It is one of the last truly canadian areas of the city of Vancouver where kids still play outside and neighbors help each other. We need to protect this, it doesn't exist in most areas of Vancouver.

I know my email is late, I just saw the application today.

If you'd like to call me my contact is below,

Sincerely,

s.22(1)



Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:04 AM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00041 - proposal for cannabis store at 3450 East Hastings

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

A
✓



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From: s.22(1)
Sent: Wednesday, April 29, 2020 10:08 AM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041 - proposal for cannabis store at 3450 East Hastings

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.

Dear Claudia,

I am writing as a concerned s.22(1) a cannabis store proposal (The Village Bloomery) is in place for 3450 East Hastings. I would like request that the city decline this application for a number of reasons.

My first concern is that this cannabis store is likely to affect our building insurance and may result in a loss of this insurance. According to our strata council, there will be a loss of at least 15-20% in our overall building coverage if this store is given approval. Currently, strata corporations are facing increased challenges in obtaining building insurance and to add another obstacle could result in our inability to get the building insurance required by the Strata Act. This would jeopardize the livelihood of many families in our building and would result in our Strata violating some of the laws governing our building.

In addition, this store would be located withing 300 meters of a nearby school: Sir Franklin Elementary. I believe this would be in violation of a city bylaw and therefore, this application should be denied.

Currently, we already have a cannabis store located within half a block of the proposed aforementioned site. There is no need to have another cannabis store to support our community, especially, within close proximity to a school and the large number of families inhabiting our neighborhood.

B

Due to the bylaw violations and the potential loss to our building insurance, please reject the proposal for a cannabis shop located at 3450 East Hastings (DP-2020-00041). Thank you very much for your support with this issue.

Sincerely,

s.22(1)

A large rectangular grey box redacting the signature of the sender.

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:03 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] no permit: 3450 Hastings St

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



A

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:07 PM
To: Hicks, Claudia
Subject: FW: [EXT] no permit: 3450 Hastings St

From: s.22(1)
Sent: Monday, April 27, 2020 8:51 PM
To: Hicks, Claudia
Subject: [EXT] no permit: 3450 Hastings St

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you very much
s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:40 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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



A
V

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:19 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

From: s 22(1)
Sent: Friday, April 24, 2020 6:36 PM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be

near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:25 AM
To: Kim, Jennifer (DBL)
Subject: FW: 3450 East Hastings Street - cannabis store permit application

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:00 PM
To: Hicks, Claudia
Subject: FW: 3450 East Hastings Street - cannabis store permit application

From: s.22(1)
Sent: Thursday, April 23, 2020 8:04 AM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings Street - cannabis store permit application

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

Hi Claudia,

I'm writing to voice my disapproval for another Cannabis store in this area. The proposed location at 3450 east Hastings (previously SWED society) is 240 m from Sir John Franklin Elementary and contravenes the city's permit requirement. The distance requirement is there to ensure the well being of youngest residents, let's not mess with that. Franklin elementary is also the catchment school s.22(1)

Kind regards.

s.22(1)

Sent from Outlook Mobile [aka.ms]

0

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:45 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00041
Attachments: DP-2020-00041.pdf

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



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From: s.22(1)
Sent: Thursday, April 30, 2020 2:19 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041

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

Hi Claudia,

I am writing to express my concerns regarding the development application to install a Cannabis store at 3450 East Hastings.

I would like to request that you do NOT consider the application.

Please see attached letter.

Many Thanks,

s.22(1)

A grey rectangular box used to redact the signature of the sender.

B

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 8:54 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Fwd: NEW CANNABIS STORE at 3450 East Hastings Street - DP-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Monday, April 20, 2020 8:57 AM
To: Hicks, Claudia
Subject: [EXT] Fwd: NEW CANNABIS STORE at 3450 East Hastings Street - DP-2020-00041

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.

Claudia:

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. St. John's Academy, an independent private school with 270 students, will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This school is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

s.22(1)



I don't understand why these applications are even being considered when they are so obviously in direct violation of existing bylaws. Why doesn't the City just deny the request on that basis? It's ludicrous that the neighbourhood has to constantly remind the city of its own bylaws in these cases.

§.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:11 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:19 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

From: s.22(1)
Sent: Friday, April 24, 2020 5:57 PM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 12:13 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 3450 Hastings

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:20 PM
To: Hicks, Claudia
Subject: FW: [EXT] 3450 Hastings

From: s.22(1)
Sent: Friday, April 24, 2020 7:49 PM
To: Hicks, Claudia
Subject: [EXT] 3450 Hastings

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 9:01 AM
To: Kim, Jennifer (DBL)
Subject: FW: Notice of Application - 3450 Eastings Street DP-2020-00041

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



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From: s.22(1)
Sent: Wednesday, April 29, 2020 6:40 PM
To: Hicks, Claudia
Subject: [EXT] Notice of Application - 3450 Eastings Street DP-2020-00041

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.

Dear Sir or Madam,

Re: Notice of Application - 3450 Eastings Street DP-2020-00041

I am disappointed to learn of this application to change the use of existing space to a retail cannabis store.

Given the proximity to Sir John Franklin Elementary School (only a walking distance of 4 minutes away), it is not an appropriate place for any retail cannabis store in this area.

This site is also close to Kootenay Loop Bus Station, Empire Fields, Hastings Park, Playland Amusement Park and Pacific National Exhibition with lots of traffic from children, teenagers and families. It is not a suitable location for a retail cannabis store.

For the sake of our children, teenagers and families, I strongly disagree with the change of the use of the existing space to a Retail Cannabis Store at the above site and hope the City will listen to the voices of the local residents.

Yours truly,

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:29 AM
To: Kim, Jennifer (DBL)
Subject: FW: Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: Please revoke application 2020-00041

From: s.22(1)
Sent: Saturday, April 25, 2020 11:30 AM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

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s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Tuesday, April 28, 2020 4:13 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Objection to the Village Collaborative Cannabis Location 3450 E. Hastings Vancouver

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



A ✓

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From: s.22(1)
Sent: Tuesday, April 28, 2020 4:13 PM
To: Hicks, Claudia
Subject: [EXT] Objection to the Village Collaborative Cannabis Location 3450 E. Hastings Vancouver

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.

Dear Ms. Hicks,

The Village Collaborative's location at 3450 East Hastings Street is right beside a McDonald's that has a Playplace that is meant for small children, and it is a significant safety concern for a retail cannabis store to be operating right next to a place where small children play.

This is the reason that I submit an objection for Village Collaborative's DP 2020-00041.

Sincerely,

s.22(1)

s.22(1)

I

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:40 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Development Application 3450 East Hastings Street DP-2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:01 PM
To: Hicks, Claudia
Subject: FW: [EXT] Development Application 3450 East Hastings Street DP-2020-00041

From: s.22(1)
Sent: Thursday, April 23, 2020 7:40 PM
To: Hicks, Claudia
Subject: [EXT] Development Application 3450 East Hastings Street DP-2020-00041

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.

Dear Claudia Hicks,

3450 East Hastings Street
DP-2020-00041
Cannabis Retail Store

I am writing about the above noted development application.

s.22(1) in this neighbourhood. I am in this neighbourhood frequently as I visit my family.

I am strongly opposed to this development application.

The sale of Cannabis products is not an activity that will promote safe and peaceful living in the area. Recreational drug use and the purchase of this product will make living in this neighbourhood less safe and certainly less desirable.

I am concerned about the safety of my extended family members and their ability to live there.

There is an elementary school very close by this location. Children should not be exposed this activity.

There is an athletics field and large playground close by as well as the PNE which are frequently regularly by young people under the age of 18 years.

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 9:49 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Development Application DP-2020-00041 3450 E. Hastings Street

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



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From: s.22(1)
Sent: Sunday, April 19, 2020 10:50 AM
To: Hicks, Claudia
Cc: 'Peter Wong'
Subject: [EXT] Development Application DP-2020-00041 3450 E. Hastings Street

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.

Re: Development Application DP-2020-00041 by Village Collaborative Inc. for a Cannabis Store at 3450 E. Hastings Street

Dear Ms. Hicks and the Director of Planning,

I am writing to oppose the application by Village Collaborative Inc. (Village Bloomery) for a Cannabis Store at 3450 E. Hastings Street, for these reasons:

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. St. John's Academy, an independent private school with 270 students, will be moving into 369

Boundary Rd (Former Address: 3683 E Hastings St). This school is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. There is a transition house at 3425 E. Hastings Street, within 300 m of the proposed site. Although the transition house is not exactly a neighbourhood house, nevertheless it houses vulnerable people. Many of the tenants have drug addiction or once had drug addiction. s.22(1)

s.22(1) the neighbours, I regularly work with the City, Community Builders, Vancouver Aboriginal Friendship Society, BC Housing, the Hastings Sunrise Community Policing Center, VPD, and the Hastings North Business Improvement Association to see how we can better the lives of these vulnerable people who need a little help to become financially independent and a responsible member of society. Having easy access to a cannabis store would be one step backward for them to reach that goal.

Thank you for reviewing my comments, and I hope you will take my points in consideration before approving this application.

Sincerely,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 10:49 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

A

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

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

From: s.22(1)
Sent: Saturday, April 18, 2020 1:55 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041

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.

Dear Ms. Hicks,

Once again I find I have to object to a request to operate a cannabis shop in an area much too close to a school, in fact closer than the previous requests.

The other issue in this area is that parking is a concern. While we are in the midst of the current crisis it is not so much a concern but with increase high-rise development, more people using the streets around Kootenay loop as a park and ride for their cars this is something that needs to be addressed.

I am not against retail sales of cannabis and hope that it is successful but the people applying for permits need to be cognizant of the rules and regulations for situating their businesses.

Once again, thanks,

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:44 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 3450 East Hastings Street

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:01 PM
To: Hicks, Claudia
Subject: FW: [EXT] 3450 East Hastings Street

From: s.22(1)
Sent: Friday, April 24, 2020 9:01 AM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings Street

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

Hi,

I am writing regarding the development application for 3450 East Hastings Street.

I wanted to submit my request that you do not approve this application. My biggest concern is that it is so close to Franklin school, and certainly less than the required 300m.

It is also close to another cannabis store at 3536 Hastings.

Please do not approve this application.

Kind regards,
s.22(1)

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Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, May 1, 2020 11:37 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] public comment re: DP-2020-00041 3450 East Hastings Street

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

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

From: s.22(1)
Sent: Thursday, April 30, 2020 6:20 PM
To: Hicks, Claudia
Subject: [EXT] public comment re: DP-2020-00041 3450 East Hastings Street



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.

s.22(1) lives near to this proposed development. We are not in favour of permitting this, or any other cannabis retail licence in the neighbourhood. Previously there were three cannabis shops along Hastings between Cassiar and Boundary. All of them contributed negatively to the street. Major effects included dangerous and illegal abrupt parking maneuvers, including u-turns in traffic, parking too close to corners and crosswalks, and sudden braking and merging. None of these things has been noticeable with other businesses, including the pub at Hastings and Boundary. Moreover, the clientele of the shops did not improve the experience of walking in the neighbourhood.

This section of Hastings very much needs to attract and retain businesses that would include groceries, pharmacies, banking, etc, so that those of us who live in the neighbourhood can feel like there is some point in patronizing our nearest business district, on foot. To do that the mix of businesses along this three block stretch should include FEWER businesses whose appeal is narrow. Cannabis retail, as far as I could see when it was prominent here, clearly falls into that category. As the substantial redevelopments go up nearer to Boundary, the city should not be permitting a business that will make it harder to develop a neighbourhood retail feel, regardless of whether the cannabis operators like the rents hereabouts.

Regards,

s.22(1)

U

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 2:08 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Development Application

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:18 PM
To: Hicks, Claudia
Subject: FW: [EXT] Development Application

From: s.22(1)
Sent: Friday, April 24, 2020 5:35 PM
To: Hicks, Claudia
Subject: [EXT] Development Application

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.

TO: claudia.hicks@vancouver.ca
BCC: info@medicanna.ca

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Regards,

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 12:00 PM
To: Kim, Jennifer (DBL)
Subject: RE: [EXT] Cannabis store at 3450 E. Hastings

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:06 PM
To: Hicks, Claudia
Subject: FW: [EXT] Cannabis store at 3450 E. Hastings

From: s.22(1)
Sent: Monday, April 27, 2020 4:03 PM
To: Hicks, Claudia
Subject: [EXT] Cannabis store at 3450 E. Hastings

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

Hi Claudia,

I am opposed to having this proposed Cannabis Store at 3450 East Hastings Street Vancouver. s.22(1)
s.22(1)

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

B

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. St. John's Academy, an independent private school with 270 students, will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This school is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

Please let me know if I can provide you with anymore information.

Regards,

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:56 AM
To: Kim, Jennifer (DBL)
Subject: FW: Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: Please revoke application 2020-00041

From: § 22(1)
Sent: Saturday, April 25, 2020 9:37 AM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you
§ 22(1)

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s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:26 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT]

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

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:22 PM
To: Hicks, Claudia
Subject: FW: [EXT]

From: s.22(1)
Sent: Saturday, April 25, 2020 12:07 PM
To: Hicks, Claudia
Subject: [EXT]

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)



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Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Wednesday, April 29, 2020 2:12 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP 2020-00041 Objection

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

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:04 PM
To: Hicks, Claudia
Subject: FW: [EXT] DP 2020-00041 Objection

From: s.22(1)
Sent: Monday, April 27, 2020 10:54 AM
To: Hicks, Claudia
Subject: [EXT] DP 2020-00041 Objection

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.

Good morning, Ms. Hicks.

I'm a Vancouver, BC resident, and I object to the DP 2020-0041 for the address 3450 E Hastings Street on the basis that there is a non-medical cannabis retail application that is going through the same process within 300 meters of the proposed Village Bloomery (VB) and this application and DP was submitted months before VB and two retail stores are not allowed within 300 meters of one another according to CoV guidelines. Also VB operator has stated that they have the support of Sir John Franklin elementary, this is false information.

Please contact me at this email address if needed.

Thank you,

Best,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 1:58 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Re: Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:19 PM
To: Hicks, Claudia
Subject: FW: [EXT] Re: Please revoke application 2020-00041

From: s.22(1)
Sent: Friday, April 24, 2020 5:59 PM
To: Hicks, Claudia
Subject: [EXT] Re: Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:42 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:20 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

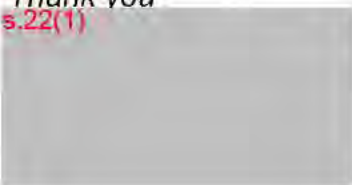
From: s.22(1)
Sent: Friday, April 24, 2020 9:12 PM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you
s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 8:55 AM
To: Kim, Jennifer (DBL)
Subject: FW: 3450 East Hastings Street - DP-2020-00041

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

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From: Silvia Piccioni [s.22\(1\)](#)
Sent: Wednesday, April 29, 2020 7:13 PM
To: Hicks, Claudia
Subject: [EXT] Re: 3450 East Hastings Street - DP-2020-00041

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

Hello Ms Hicks,
thank you for your email.

Further to my previous email, I would like to point out that in the same building we have some other businesses that in my opinion do not agree with the proposed Cannabis store.

3474 E Hastings St, Vancouver
Kids Shine Development Center

"Kids Shine Development Center is a private occupational therapy centre for children who have developmental, sensory or learning needs. Our centre offers a warm and welcoming environment that enables children of all abilities to thrive. We understand that each child is unique and has special abilities and challenges. As such, we tailor our treatment plans and interventions to suit the individual's needs. As we are a family-centered practice, we collaborate with parents to create personalized goals that are meaningful to the child and family. Our professional and dedicated occupational therapists provide both individual and group sessions. We also offer consultations to parents, caregivers, schools and other institutions upon request."

Clearly the above deals with underage and vulnerable children and surely it is not a good idea to expose them to a cannabis store and to the "traffic" that the store would generate.

3470 E Hastings St, Vancouver
Pacific Top Team Brazilian Jiu Jitsu

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" *Pacific Top Team Brazilian Jiu Jitsu, (formerly Burnaby BJJ), believes in a functional approach to training martial arts that is safe and effective for all ages. Our coaches utilize up to date drills and training methods to help our students succeed at Brazilian Jiu Jitsu, and along the way uncover the physical, mental, and spiritual benefits that jiu jitsu can provide.* "

This is a new gym, they just open up shop and by the description underage kids are potential clients.
Does a gym require a development permit as well to operate in this neighborhood? I ask because I don't recall receiving a notification card from the City.

Also, according to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store.
There is already a cannabis store, **O G Canna** at 3536 E. Hastings, within 300 m of the proposed site.

Lastly, according to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. **St. John's Academy**, an independent private school with 270 students, will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This school is probably far enough from the proposed DP but it is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2 from the **O G Canna** shop.

A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

Please add these comments to my petition.

Thank you for your time and consideration.

Regards
Silvia Piccioni

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: April 27, 2020 10:29 AM
To: Silvia Piccioni s.22(1)
Subject: RE: 3450 East Hastings Street - DP-2020-00041

Hi Silvia Picconi,
Thank you for your comments. They will be considered as part of this application's review.

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



From: Silvia Piccioni s.22(1)
Sent: Saturday, April 18, 2020 9:30 PM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings Street - DP-2020-00041

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.

Dear Ms. Hicks

I'm writing to express my disappointment with respect to the above-mentioned development application.
s.22(1) the building in which the business is supposed to take place.
It is still unclear to me why the City is accepting these types of applications to be heard since others have tried unsuccessfully due to the fact that the presence of a cannabis store violates a city bylaw.

Previously a similar business, The Swed Shop, at the same location was denied permit to reopen because the unit 3450 is within 300 meters of Sir John Franklin Elementary School.

City of Vancouver- Zoning and Development By-Law section 11.6.2 states " A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house;

I understand that everyone needs to make a living, but I strongly believe that certain type of business should be away from residential neighborhoods, never mind schools and halfway housing.
Not to mention the fact that quite a few kids live in this building and it would be simply not fair to them - I assume that they would go to the same school (Sir John Franklin Elementary).

There is also another very important reason why this application should not be accepted: the presence of the previous cannabis store has nullified the Strata power to obtain alternate quotes for our building's insurance policy.
I'm very concerned that the insurer will see the return of a cannabis store to the building as justification for increasing our premium or, worst, discontinuing our policy.
I am sure you are quite aware of the unprecedented facts surrounding the insurance market.

If the City accepts this application it is effectively jeopardising the most important investment of 56 residential owners in this building.

I would like to take this occasion to complain about the fact that I received the Notice about this only April 17 (the notice is dated April 14 and April 30 is the dead line for comments), a bit too late, would you agree?

Sincerely,

Silvia Piccioni

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 8:50 AM
To: Kim, Jennifer (DBL)
Subject: FW: Cannabis Retailer Development Application Commercial Unit 3450 E. Hastings

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



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From: s.22(1)
Sent: Wednesday, April 29, 2020 8:21 PM
To: Hicks, Claudia
Subject: [EXT] Cannabis Retailer Development Application Commercial Unit 3450 E. Hastings

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.

Dear Ms. Hicks,

s.22(1)
s.22(1) I am writing to express my deep concern about this development application, and I request that the City not approve this application for change of use to 'cannabis retail store.' Pursuant to City Zoning and Development Bylaw section 11.6.2, which states a cannabis store is not permitted within 300 metres of the property line of a school, the City can, and I believe must, reject any application for cannabis use within 300 metres of a school. Sir Franklin Elementary School is located at 250 S. Skeena Street, within 300 metres of the building in which 3450 East Hastings is situated. Further to this DP application not complying with aforementioned Bylaw section 11.6.2, I am also disappointed and concerned about the following:

- loss of building insurance. Our building is up for insurance renewal this year, and our insurer for the building, as of last week, confirmed to Strata Council a loss of at least 15-20% in overall building coverage, in the event cannabis-use was to be legally permitted by the City. The City is aware of the current difficult insurance market for strata corporations, and it is plausible that our Strata will be unable to obtain the insurance required under the Strata Act. We would hope that a decision by City would not cause our Strata to be in violation of other laws governing our building.

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- **lack of value added to our community and our building**, both of which is home to many young families. We do not want or need cannabis, and there are other cannabis retailers in the area for persons who seek or medically require such products;

- **lack of suitable parking** The customer parking referenced in the DP Application is not entirely accurate - the parkade gate for off-street parking is not currently available to customers until 10pm, the proposed time for the cannabis store to close. We have had many attempted and successful break-ins to the parkade, and increasing hours of access to the parkade would only increase security issues, the most serious of which can be obtained by VPD, file #19-243659. Force was required. Furthermore, the on-street parking on Hastings is heavily restricted due to traffic, which is slated to increase due to upcoming residential development and construction within only a 2-block radius of 3450 East Hastings. Anecdotally, I can attest that since the closure of the S.W.E.D. cannabis store (the previous illegal cannabis operator at 3450 East Hastings), the issue of cars idly parking in our residential laneway (the only way to access our building's parkade) is no longer an issue. Customers had previously blocked access in the laneway and caused dangerous traffic situations in an already highly congested intersection that services vehicles exiting/entering Highway 1, the Esso Gas Station, McDonalds and our parkade. The area in which customers idly parked sometimes blocked pedestrian access to the residential portion of the building, and parents with children were blocked from safely walking to the doorway of their home.

- **questionable action on part of commercial strata lot owner**. The commercial strata lot owner has already demonstrated poor judgment by permitting the S.W.E.D cannabis store to illegally operate out of our building. Their decision to do so negatively affected our building and eroded the trust residential strata owners had in them. Their continued dismissal of residents' needs and wishes in finding lessees who can add to the vitality and health of our building is beyond our control. We therefore ask City to please assist us in sending the message that a cannabis retailer is neither wanted nor needed in our building. The City has at its disposal the bylaw and rationale for rejecting DP-2020-00041, and I hope that it does so. Thank you for your continued commitment to weighing public responses to applications such as these, as part of the permitting process.

Sincerely,

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:16 AM
To: Kim, Jennifer (DBL)
Subject: FW: Application DP-2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:22 PM
To: Hicks, Claudia
Subject: FW: Application DP-2020-00041

From: s.22(1)
Sent: Monday, April 27, 2020 4:26 PM
To: Hicks, Claudia
Subject: [EXT] RE: Application DP-2020-00041

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Hi Claudia,

I don't know anything about it specifically, other than some ladies came to our door last year and introduced themselves. They had something to do with the youth centre and told us they had purchased the house down the street for this purpose. They just wanted to know if we had any issues or questions. I'm not sure what house it is or what the status of it is.

However, I neglected to mention the existing Cannabis store on the 3400 block of Hastings, as well as the private school that is moving from Hastings to Boundary.

The existing Cannabis store (OG Canna), Franklin Elementary School, and St. John's Academy (private school), are all within 300m of the proposed Cannabis store.

This leads me to wonder how OG Canna got permitted, but that's another issue.

From: Hicks, Claudia <claudia.hicks@vancouver.ca>
Sent: April 27, 2020 10:48 AM
To: s.22(1)
Subject: RE: Application DP-2020-00041

Hi Steve Froese,
Thank you for your comments. They will be considered as part of this application's review. Could you please provide me with any further details on the Youth Facility if you have them?
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Saturday, April 18, 2020 7:27 PM
To: Hicks, Claudia
Subject: [EXT] Application DP-2020-00041

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

Hi Claudia,

This is in response to the above zoning change application. As I have previously emailed, this is a "Not in My Backyard" request for the city to deny this application.

There is no place for a cannabis store in this neighbourhood (or any neighbourhood, but I digress). Within a few blocks of this address are the following:

- Elementary School
- Low income housing
- Youth Recovery Centre

And these are just the places I know about. Many vulnerable people live in this neighbourhood, and my family and I would not appreciate having a cannabis store nearby. Cannabis has been well proven to cause negative effects on health, and there is a dearth of scientific evidence indicating any benefits as a prescription medicine.

Thanks

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:38 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

From: s.22(1)
Sent: Saturday, April 25, 2020 11:06 AM
To: Hicks, Claudia
Cc: info@medicanna.ca
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:55 AM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:06 PM
To: Hicks, Claudia
Subject: FW: DP-2020-00041

From: s.22(1)
Sent: Monday, April 27, 2020 3:48 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] DP-2020-00041

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.

Dear Ms. Hicks

Re: DP-2020-00041: BCS3087 Strata Council Concerns

We the undersigned are writing to lodge our formal objection to the development application by the Village Collaborative Inc, cannabis retailer on behalf of the strata corporation for the s.22(1) building where the Village Collaborative proposes to lease a commercial unit.

As the Council was only made aware of a lease to a cannabis retailer by the owner of the commercial strata lot at 3450 East Hastings on April 8th, there was little time for Council to fully explore the implications of leasing to such a business with the building's insurer before the Village Collaborative made its development application with the city.

B

We have just received confirmation from our principal insurance underwriter that "a few of our insurers on our Strata program would decline or are not willing to entertain Cannabis Retail. We rely on every market available to participate in providing coverage as capacity is a very big issue within the insurance market."

The consequence to the building is that if this application were to be granted this would leave our building with **no coverage for approximately 15-20% of our policy**– at minimum. As our underwriter hasn't heard back yet from all the insurance pool participants, our ultimate insurance shortfall could be much greater. This is not an acceptable consequence for any home or business owner and would also place us in violation of the BC Strata Property Act. No single business is worth risking the homes and livelihoods of every other resident and commercial tenant in the building. Therefore, we must urgently request that this development application be denied.

Regards,

§ 22(1)

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Note, the commercial representative for the § 22(1), Elin Nash, is not a signatory on this document owing to conflict of interest.

Sent from Outlook [aka.ms]

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 10:38 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 3450 East Hastings Street - DP-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

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

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From: s.22(1)
Sent: Saturday, April 18, 2020 7:58 PM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings Street - DP-2020-00041

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.

Dear Ms. Hicks

I'm writing to register my disapproval of the development application for 3450 East Hastings Street - a cannabis store known as the Village Collaborative. s.22(1) the very building that the applicant is proposing to inhabit. My first objection relates to the fact that its presence violates a city bylaw:

City of Vancouver- Zoning and Development By-Law section 11.6.2 states " A cannabis store is not permitted:

(b) within 300 m of the nearest property line of a site
containing a school – elementary or secondary, or
community centre or neighbourhood house;

B (duplicated)

1) 3450 East Hastings is within 300 meters of Franklin Elementary School and is in fact the identical premises previously leased by the Swed Shop - another cannabis retailer which closed a year and a half ago due to the same bylaw.

2) As a resident in the building I am also concerned for the many underage children living here who would be living and playing literally steps from this business, not 270m from it.

3) Another concern about the location is that it would be directly across the street from a city-owned transitional housing project for people recovering from addictions. A cannabis store on its front door step is hardly conducive to recovery.

4) Finally, we were advised by our strata property manager at our most recent AGM that the presence of the previous cannabis store had been a material factor in our inability to obtain alternate quotes for our building's insurance policy. I'm very concerned that the insurer will see the return of a cannabis store to the building as justification for discontinuing our policy.

Regards,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 8:51 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Cannabis Store feedback

So we begin!

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

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From: s.22(1)
Sent: Monday, April 20, 2020 11:32 AM
To: Hicks, Claudia
Subject: [EXT] Cannabis Store feedback

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

Hi Claudia,

I've received a notice about a proposed Cannabis store at 3450 E Hastings Street. As a resident of this neighbourhood s.22(1), this is not something I am in support of, given its proximity to the school.

All the best,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 9:34 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Regarding new Marijuana store proposal for 3450 E Hastings St.

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Sunday, April 19, 2020 10:55 AM
To: Hicks, Claudia
Subject: [EXT] Regarding new Marijuana store proposal for 3450 E Hastings St.

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

Hi Claudia:

I want to highlight the fact that this is not an appropriate place for another pot store for the following reasons:

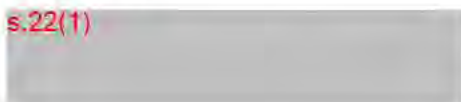
- It is within 300 m. of Sir Franklin Elementary School
- It is within 300 m. of St. John's Academy, an independent school with 270 students
- It is within 300 m. of a pre-existing marijuana store at 3536 E Hastings (O G Canna)

Our neighbourhood does not need another store and it is against the bylaws Section 11.6.2 to have a marijuana dispensary within 300 m of schools.

Please cancel the application.

Regards,

s.22(1)



0

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Tuesday, April 28, 2020 2:55 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Re: DP-2020-00041 (3450 East Hastings Street) - Letter from s.22(1)
s.22(1)

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Tuesday, April 28, 2020 2:45 PM
To: Hicks, Claudia
Subject: [EXT] Re: DP-2020-00041 (3450 East Hastings Street) - Letter from s.22(1)

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.

Dear Ms. Hicks,

s.22(1) After consulting with my neighbour, s.22(1), I am confirming her email and supporting all positions. s.22(1)
s.22(1) So I intend to maintain my residence as s.22(1) until at least that point in time. I ask that you consider the below information seriously. The fact that the building's insurance company, as a very informed stakeholder, objects to the cannabis retailer then you can only conclude that this poses a serious risk not only to the ability to get insurance but to the physical health and welfare of the unit owners and their young families. We, the community, would like to maintain our community. Thank you.

s.22(1)

B

Dear

s.22(1)

s.22(1)

I am writing to express my deep concern about this development application, and I request that the City **not approve** this application for change of use to 'cannabis retail store.'

Pursuant to City Zoning and Development **Bylaw section 11.6.2**, which states a cannabis store is not permitted within 300 metres of the property line of a school, the City can, and I believe **must**, reject any application for cannabis use within 300 metres of a school. Sir Franklin Elementary School is located at 250 S. Skeena Street, within 300 metres of the building in which 3450 East Hastings is situated.

Further to this DP application not complying with aforementioned Bylaw section 11.6.2, I am also disappointed and concerned about the following:

- **loss of building insurance.** Our building is up for insurance renewal this year, and our insurer for the building, as of last week, confirmed to Strata Council a loss of at least 15-20% in overall building coverage, in the event cannabis-use was to be legally permitted by the City. The City is aware of the current difficult insurance market for strata corporations, and it is plausible that our Strata will be unable to obtain the insurance required under the Strata Act. We would hope that a decision by City would not cause our Strata to be in violation of other laws governing our building.

- **lack of value added to our community and our building**, both of which is home to many young families. We do not want or need cannabis, and there are other cannabis retailers in the area for persons who seek or medically require such products;

- **lack of suitable parking** The customer parking referenced in the DP Application is not entirely accurate - the parkade gate for off-street parking is **not** currently available to customers until 10pm, the proposed time for the cannabis store to close. We have had many attempted and successful break-ins to the parkade, and increasing hours of access to the parkade would only increase security issues, the most serious of which can be obtained by VPD, file #19-243659. Force was required. Furthermore, the on-street parking on Hastings is heavily restricted due to traffic, which is slated to increase due to upcoming residential development and construction within only a 2-block radius of 3450 East Hastings. Anecdotally, I can attest that since the closure of the S.W.E.D. cannabis store (the previous illegal cannabis operator at 3450 East Hastings), the issue of cars idly parking in our residential laneway (the only way to access our building's parkade) is no longer an issue. Customers had previously blocked access in the laneway and caused dangerous traffic situations in an already highly congested intersection that services vehicles exiting/entering Highway 1, the Esso Gas Station, McDonalds and our parkade. The area in which customers idly parked sometimes blocked pedestrian access to the residential portion of the building, and parents with children were blocked from safely walking to the doorway of their home.

- **questionable action on part of commercial strata lot owner.** The commercial strata lot owner has already demonstrated poor judgment by permitting the S.W.E.D cannabis store to illegally operate out of our building. Their decision to do so negatively affected our building and eroded the trust residential strata owners had in them. Their continued dismissal of residents' needs and wishes in finding lessees who can add to the vitality and health of our building is beyond our control. We

therefore ask City to please assist us in sending the message that a cannabis retailer is neither wanted nor needed in our building.

The City has at its disposal the bylaw and rationale for rejecting DP-2020-00041, and I hope that it does so. Thank you for your continued commitment to weighing public responses to applications such as these, as part of the permitting process.

Sincerely,

s.22(1)

A rectangular grey box redacting the signature of the sender.

Sent from my iPhone

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Monday, April 27, 2020 9:03 AM
To: Kim, Jennifer (DBL)
Subject: FW: marijuana store application

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Sunday, April 19, 2020 11:28 AM
To: Hicks, Claudia
Subject: [EXT] marijuana store application

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.

Re : pending application for a cannabis store at 3450 E. Hastings.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing another cannabis store. There is already a cannabis store, O G Canna at 3536 E. Hastings, within 300 m of the proposed site.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We don't want our kids to be in close proximity to these stores. Our children are this country's future and we need to do everything we can to protect them.

According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. St. John's Academy, an independent private school with 270 students, will be moving into 369 Boundary Rd (Former Address: 3683 E Hastings St). This school is well within the 300 metres restriction outlined in the City Zoning and Development Bylaw section 11.6.2. A school of any kind can bring a positive influence to the community. We cannot allow a Cannabis store to be close to a school.

s.22(1)

City of Vanc

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

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:46 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Development application

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:20 PM
To: Hicks, Claudia
Subject: FW: [EXT] Development application

From: s.22(1)
Sent: Friday, April 24, 2020 8:38 PM
To: Hicks, Claudia
Subject: [EXT] Development application

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC [google.com]. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street [google.com], within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:51 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:20 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

From: § 22(1)
Sent: Friday, April 24, 2020 8:35 PM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighborhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

§ 22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:38 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Please revoke application 2020-00041

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:21 PM
To: Hicks, Claudia
Subject: FW: [EXT] Please revoke application 2020-00041

From: s.22(1)
Sent: Friday, April 24, 2020 9:24 PM
To: Hicks, Claudia
Subject: [EXT] Please revoke application 2020-00041

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

Hello City of Vancouver,

I do not support the development application 2020-00041 located at 3450 Hastings Street, Vancouver BC. According to the City Zoning and Development Bylaw section 11.6.2, a cannabis store is not permitted within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house. Sir Franklin Elementary School is at 250 S. Skeena Street, within 300 m of the proposed site. We do not want our kids to be near these stores. Our children are this country's future and we need to do everything we can to protect them.

Thank you

s.22(1)

s.22(1)

A large rectangular area of the document has been redacted, appearing as a solid grey block.

Kim, Jennifer (DBL)

3450 E Hastings

From: Hicks, Claudia
Sent: Monday, April 27, 2020 8:52 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] New cannabis store at 3450

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

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From: s.22(1)
Sent: Monday, April 20, 2020 9:53 AM
To: Hicks, Claudia
Subject: [EXT] New cannabis store at 3450

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.

How are you doing Ms. Hicks? Well I hope.

I am writing not in opposition to the store... but for it.

Good... another store conveniently located to where I live s.22(1)

s.22(1)

It is MEDICINE to me.. s.22(1)

I realize there is opposition in my neighbourhood.... but why?

You have to be 19 to enter, and these stores are not bad neighbours.

It particularly galls me that people who do not think anything about smoking or drinking alcohol, the causers of so much health issues, turn their nose up at something

which has next to NO bad side effects...particularly in comparison to those two harmful LEGAL drugs...

Cheers, best regards, stay safe

s.22(1)

s.22(1)

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Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:17 AM
To: Kim, Jennifer (DBL)
Subject: FW: 3450 East Hastings Street

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



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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 11:56 AM
To: Hicks, Claudia
Subject: FW: 3450 East Hastings Street

From: s.22(1)
Sent: Tuesday, April 21, 2020 1:29 PM
To: Hicks, Claudia
Subject: [EXT] 3450 East Hastings Street

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Hi there,

I am a Vancouver resident who lives close to the proposed weed dispensary on **3450 East Hastings Street**. I am writing to tell you that I support the creation of this weed dispensary.

Thank you,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 10:28 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Cannabis Business Licence - Medicanna Support

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

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 12:22 PM
To: Hicks, Claudia
Subject: FW: [EXT] Cannabis Business Licence - Medicanna

From: s.22(1)
Sent: Saturday, April 25, 2020 11:43 AM
To: Hicks, Claudia
Cc: info@medicann.ca
Subject: [EXT] Cannabis Business Licence - Medicanna

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

Hello Ms Hicks

s.22(1)

s.22(1)

Medicanna has been my business of choice to buy my medical marijuana for many years now.

Why then when there are other businesses closer to my home I could patronize? Because this shop always feels like a business when you walk in. It's clean and bright, doesn't feel like a drug den or biker's hangout, their prices are reasonable and I am always confident that I am getting what I pay for - properly and safely harvested marijuana from growers who know what they are doing - no mold, no sticky sprays to cover that it is an inferior product, no worries about getting sick from additives. Security at the door. Real security! Not just a stoner bouncer type. Staff are all professional and know the product - which strains are better for which conditions. Tinctures over flower buds. Professionals.

The clientele is a mix of seniors, young professionals and middle aged people s.22(1) We buy our cannabis for multiple reasons. But many times I have been in the store and listened to staff explain the product to older clients who are not familiar with marijuana but are desperate for something that will help them with their medical conditions. s.22(1) ... mature adults - not hoodlums, teens or obvious druggies...

The store location was good. Easy to find safe parking, not in a dodgy neighbourhood with creepy people lurking outside..... I'm sure the neighbouring business would agree - Medicanna ran a good, clean and respectable business.

I hope you take this letter into consideration when reviewing licence applications. I would advise you go with a known entity with a proven track record over any other applications - especially if they are located within blocks of any schools.

I look forward to being able to shop again at Medicanna in their Hastings location. They are professional and run their business with integrity and respect for the neighbourhood and their clientele.

Yours sincerely,

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, April 30, 2020 11:11 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Village Bloomery at 3450 East Hastings

Claudia Hicks

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



F
V

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From: Arcangel, Dallas
Sent: Wednesday, April 29, 2020 11:55 AM
To: Hicks, Claudia
Subject: FW: [EXT] Village Bloomery at 3450 East Hastings

From: s.22(1)
Sent: Tuesday, April 21, 2020 10:58 AM
To: Hicks, Claudia
Subject: [EXT] Village Bloomery at 3450 East Hastings

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.

Dear Claudia Hicks,

I'm writing this letter to support Village Bloomery's Development Permit Application at this East Hastings address.

Among all cannabis business in Vancouver, Village Bloomery is the one cannabis retailer is most engaged with the community. They have done and continue to do an amazing job supporting women, people of colour and the industry itself.

It's in the company's DNA, reflected in their name, that what they really do is to blossom everything around them. I am certain they can only bring benefits to the Vancouver Heights area by providing outstanding customer service, an honest business culture and supporting the local community as well as the cannabis industry as a whole.

s.22(1)

Sincerely,
s.22(1)



Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Tuesday, 19 May, 2020 6:49 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00041

Follow Up Flag: Follow up
Flag Status: Flagged

To add to Posse – however a decision is already being made by the DOP/

Thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Saturday, May 16, 2020 7:53 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00041

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.

Good afternoon.

Regarding the subject development application, I am sending this email in support of Village Bloomery. I s.22(1) have known the people involved for over twenty years and we know them to be of good character. I fully believe that businesses of this nature are best handled by responsible, ethical people and I wish to show my support for this new venture in our neighbourhood.

Please take this into consideration when reviewing their application.

Thank you,

s.22(1)

A large grey rectangular box redacting the signature and contact information of the sender.

From: "Arcangel, Dallas" <dallas.arcangel@vancouver.ca>
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 4/29/2020 12:05:37 PM
Subject: FW: DP-2020-00041

From: s.22(1)
Sent: Monday, April 27, 2020 3:48 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] DP-2020-00041

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.

Dear Ms. Hicks

Re: DP-2020-00041: BCS3087 Strata Council Concerns

We the undersigned are writing to lodge our formal objection to the development application by the Village Collaborative Inc, cannabis retailer on behalf of the strata corporation for the s.22(1) building where the Village Collaborative proposes to lease a commercial unit.

As the Council was only made aware of a lease to a cannabis retailer by the owner of the commercial strata lot at 3450 East Hastings on April 8th, there was little time for Council to fully explore the implications of leasing to such a business with the building's insurer before the Village Collaborative made its development application with the city.

We have just received confirmation from our principal insurance underwriter that "a few of our insurers on our Strata program would decline or are not willing to entertain Cannabis Retail. We rely on every market available to participate in providing coverage as capacity is a very big issue within the insurance market."

The consequence to the building is that if this application were to be granted this would leave our building with **no coverage for approximately 15-20% of our policy**– at minimum. As our underwriter hasn't heard back yet from all the insurance pool participants, our ultimate insurance shortfall could be much greater. This is not an acceptable consequence for any home or business owner and would also place us in violation of the BC Strata Property Act. No single business is worth risking the homes and livelihoods of every other resident and commercial tenant in the building. Therefore, we must urgently request that this development application be denied.

Regards,

s.22(1)

Note, the commercial representative for the s.22(1) Building, Elin Nash, is not a signatory on this document owing to conflict of interest.

Sent from Outlook [aka.ms]