

File No.: 04-1000-20-2020-395

July 22, 2020

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of July 19, 2020 for:

All public feedback regarding development permit application for a Cannabis Retail Store at 2549 Main Street. Date range: Notification period up to April 22, 2020.

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

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2020-395); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,

[Signature on file]

Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:kt

From: s.22(1)
To: [Arcangel, Dallas](#)
Cc: [Stewart, Kennedy](#)
Subject: [EXT] 2549 Main Street DP-2020-00031 - Zoning By-Law Violation
Date: Tuesday, April 7, 2020 6:10:16 PM

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

Hi Dallas,

Our residence has received a notice of development application DP-2020-00031 with regards to a proposed Cannabis Retail Store for address 2549 Main Street.

I am writing to advise I strongly oppose this development application and how this can even be considered without being rejected outright for the following reason:

Under the City of Vancouver Zoning and Development By-Law Section 11 titled Additional Regulations for Specific Uses. May I remind that under Section 16.2 Cannabis Store and specifically under section 11.6.2 (b) it states:

"11.6.2 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;"

1. There is an institution school right beside the application address which is Saint Patrick Regional Secondary School. A simple Google search will show that the distance is at 200 m from the address.
2. There is another school at 300 m which is the Saint Patrick Elementary School.
3. There is a big Community Centre called Mount Pleasant Community Centre which is exactly 300 m within the said address. Again, per above zoning by-law, this is a direct violation of being within the distance of a community centre.

Clearly the influence of this development application on their future “clients” found in the two schools and community centre is a direct violation and should not have proceeded to even print and mail a notice.

Please take note for your records of this strong opposition.

Best Regards,

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] Development Application DP-2020-00031
Date: Tuesday, April 7, 2020 7:09:09 PM

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

Hi Dallas,
Got your notice.
My comment:
isn't this proposed cannabis retail store about a block or block and a half from a school?
How many pot shops are currently operating around here, aside from the two on Broadway just west of Quebec?
Thanks.

ALSO - when is the City going to stop taxing the air above commercial properties (this would be their "development potential" or something).
How about just stopping this form of taxation, and thereby preventing our neighbourhoods from being hollowed-out. Who on earth thought of this?

Unbelievable. Really. Get a grip.

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] Opposed to 2549 Main Street DEV App / DP 2020-00031
Date: Wednesday, April 8, 2020 3:40:18 PM

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

Hello:

I just simply want to express my OPPOSITION to the development application for 2549 Main Street for a Cannabis Retail Store.

There are already so many,.. too many .. of these types of shops in the area especially on nearby Broadway. They smell, they attract a generally unpleasant clientele and I don't think they belong on this block of Main Street.

Thank you

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] re: 2549 Main Street DP-2020-00031
Date: Thursday, April 9, 2020 9:51:15 AM

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Dallas Arcangel,

I have received a postcard regarding the above development application.

I am vehemently opposed to the development.

More Cannabis Retail Stores do not enhance or promote the livability of a community. The smell is all invasive. The hygiene outside any shops that I have passed is dismal and I observed that these retail outlets very rarely cleaned their sidewalks of snow. There is nothing to recommend more cannabis retail.

Sincerely,

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] Development comment
Date: Thursday, April 9, 2020 6:53:21 PM

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

Hello,

I have received a card from the city inviting comments on application DP-2020-00031.

This does not look like a good fit for our neighbourhood. It is quite close to a school (St. Patrick's) which is not a good idea.

There are already several cannabis retailers which I have noticed while walking around. The occasional medicinal use retailer is one thing, but I would prefer recreational use cannabis be sold through liquor stores. Having many shops around may be normalizing it, when it is a substance that is known to be dangerous for youth.

Thanks for listening -
s.22(1)

Sent from our iPad

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] RE: Application to Develop: 2549 Main Street - DP-2020-00031
Date: Friday, April 10, 2020 10:06:21 AM

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I vote against this application, we have enough Cannabis Retailers in this area.

Yours truly

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] 2549 Main Street DP-2020-00031
Date: Friday, April 10, 2020 3:01:02 PM

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

Hi Dallas & City of Vancouver

I am a retailer in the neighborhood. We want to know what our rights are to prevent this from occurring. There is a school Saint Patrick's regional secondary right around the corner from this proposed location which the landlord is aware of. Please contact me asap.

s.22(1)

Best regards

s.22(1)

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] Development Application - 2549 Main Street DP-2020-00031
Date: Friday, April 10, 2020 9:26:07 PM

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

Hello Mr, Arcangel,

I am writing in response to the development application that was received in the mail in the recent past. I would like to voice my strong opposition against this application being approved.

I have lived in the Mount Pleasant area for the last s.22(1) and have frequented the areas years before that. It has always been a place of small business, local shopping and coffee shops. There are schools and playground areas close to the vicinity of the suggested development area.

Apart from being against the legalization, I don't believe that this area is one that should support this development. I feel that it would ruin the niche area that Mount Pleasant continues to be, creating air pollution on a popular walking/biking route for everyone to have to deal with as bylaws are typically not followed and rarely enforced.

I hope that you can see this development is not one of fitting into the neighbourhood but rather one of convenience and profit.

Thank you for the opportunity to share my opinion.

s.22(1)

Mount Pleasant Resident

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] DP - 2020-00031
Date: Saturday, April 11, 2020 1:40:31 PM

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Hello:

Thank you for the subject development application notice.

Please note my objection to the proposed zoning change.

Thanks.

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] 2549 Main Street
Date: Friday, April 17, 2020 3:04:04 PM

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Hi Dallas,

Thanks for sending out the notice regarding the proposed cannabis store at 2549 Main Street. My wife and I own and live in s.22(1) We see no issue with a cannabis store being opened at the identified location.

Thanks,

s.22(1)

From: Chan Hon Goh
To: [Arcangel, Dallas](#)
Cc: ["Accountant@gohballet.com"](mailto:Accountant@gohballet.com)
Subject: [EXT] DP- 2020-00031
Date: Friday, April 17, 2020 5:03:07 PM
Attachments: [image001.png](#)
[Important notice from City of Vancouver.pdf](#)

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Dear Ms Arcangel

I am reaching out to voice our concern for a Cannabis store to be developed so close to our dance academy. We have been in the Mount Pleasant neighborhood since 1983 and have built a reputation on training top ballet dancers. Our programs cater to children as young as 3 years of age to post graduation. We operate 7 days a week with classes starting at 9am and ending at 9pm. It is of vital importance that we keep our neighborhood safe for our students.

I would welcome you to please give me a call back at your convenience. **s.22(1)**

s.22(1)

Thank you so much for your time.

Best,

Chan Hon Goh, C.M.

Director

Goh Ballet Academy & Youth Company Canada



chgoh@gohballet.com

604.872.4014 ext. 216

2345 Main Street, Vancouver B.C. V5T 3C9

GohBallet.com [\[gohballet.com\]](http://gohballet.com)

Facebook [\[facebook.com\]](https://facebook.com) | Instagram [\[instagram.com\]](https://instagram.com) | Twitter [\[twitter.com\]](https://twitter.com)

Warning: This electronic mail communication is intended only for the addressee and may contain information which is privileged or confidential. This electronic mail communication and any reply is being sent through a public domain server which may or may not be secure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately and delete the original. Thank you.

NOTICE OF DEVELOPMENT APPLICATION



2549 Main Street
DP-2020-00031

April 3, 2020

CMGT Construction Group Ltd. have applied to the City of Vancouver for permission to develop on this site:

- To change the use of approximately 1277 square feet from a Retail Store to a Cannabis Retail Store in this existing four-storey mixed-use building on this site. The approval is for the exclusive use of Ian Fung, operating the business as La Canapa Dispensary;

Under the site's existing C-3A zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

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

Or contact **Dallas Arcangel**, Project Coordinator at **604.871.6857** or Dallas.Arcangel@vancouver.ca.

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] 2549 Main St. Development Application
Date: Sunday, April 19, 2020 10:00:31 PM

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

Dear Dallas,

I am writing to request that the cannabis development application for 2549 Main St. be denied. This storefront is within half a block of a secondary school (St. Patrick's). Under normal, non-COVID conditions, many teenagers pass this storefront every day, multiple times in some cases. They leave St. Pat's to get lunch on this block. They also take the bus from the major stops just outside this store (the 3 stop is just steps away; the 9 and 99 are a block away). Once the Broadway extension goes in, even more teens will be leaving St. Patrick's to get on the subway and walking right past this store to get to the stop.

Having a cannabis store within easy access of hundreds of teenagers each day -- for whom cannabis use is not legal -- seems like a mistake and a temptation. If we're comparing to alcohol, there are no straight-up bars in the blocks around St. Patrick's -- everything near the school is a restaurant, and many of the restaurants in the neighbourhood that serve alcohol don't open until after school hours, while cannabis stores tend to be open all day.

I am also not worried that adults' access to cannabis will be limited by not having this store in the neighbourhood. The stretch of Broadway between Cambie and Main is something of a cannabis hot spot. I do not have the impression from anyone I know who uses cannabis that they are having trouble getting it in the neighbourhood.

There is no need for another cannabis dispensary at this site. We have plenty of access already. And we don't need a store to attract the hundreds of minors passing it each day. Please deny this application.

Thank you,

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] Dev App for 2549 Main Street
Date: Monday, April 20, 2020 1:48:54 PM

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

Greetings Dallas...

Regarding DP - 2020 - 00031 for a Cannabis Retail Store at 2549 Main Street, s.22(1) and would like to state our objections to permission being granted at this site.

From a personal point of view, we have some concerns already re; homeless, and possibly vulnerable people, sleeping rough in the neighbourhood, and even though we have not had any direct experience living so close to a cannabis retail outlet, it would not be our first choice to occupy the business space. Also, in the future, the shop would be within the same block as a Skytrain Station.

On the technical side of things, we would like to submit the following;

- as for the Provincial regulations under which a license could be granted, we've done some rough checks using Google Maps, and there is a Secondary School (St Patrick's) located 220 metres from the proposed outlet's address, and the Mount Pleasant Community Centre entrance on Kingsway is 280 metres away.

Also, the Coast Foundation Society is 300 metres from the proposed outlet, and the Vancouver Recovery Club is 350 metres on foot.

Sincerely,

s.22(1)

s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] Notice of Development 2549 Main St
Date: Tuesday, April 21, 2020 10:46:12 AM

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 2549 Main Street
DP-2020-00031

To Whom it May Concern

I wish to express my concerns as to why this development should not be approved. I was under the understanding that we would not put cannabis stores near schools or community centres. It is so close to St. Patrick High school on 11th .. many students have to pass this store on their way to catch buses on Main and also Broadway . I think there are enough Cannabis stores on Broadway to satisfy the needs in our area without adding this one. There is also a community centre not far from this store.

I do not understand how this development application was considered but it certainly should not be approved.

Thank You.

s.22(1)

Vancouver, B.C.

Sent from s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] DP-2020-00031 2549 Main Street
Date: Tuesday, April 21, 2020 11:09:51 AM

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 Dallas! I hope this finds you well and keeping safe and healthy during these challenging times.

I am responding to the City's mailer regarding the development of the above site, and changing it to a Cannabis Retail Store.

It is my hope that the City exercises prudence in granting and approving another such application. Kindly consider:

1. Saint Patrick Regional Secondary School is located on the next block.
2. There are already multiple other similar store fronts like Crop King Seeds, Limelife, Eggs Canna, and Sunrise Wellness Foundation to name a few all within less than a kilometer of the new proposed development application. Does the City need to approve the conversion and loose another space to such a ubiquitous store front that are a dime for two dozen?

It is my opinion that we do not need another such store front when there are already so many other similar stores providing the same "service" and all located a stone's throw from the other. Especially when such a store is located so close to a proper educational institution attended by the young.

I hope the City seriously considers NOT approving this application.

Thanks very much for your time Dallas! Stay safe and healthy!

Sincerely,
s.22(1)

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s.22(1)

From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] Comment on dev app 2549 Main Street
Date: Wednesday, April 22, 2020 5:29:53 PM

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

Dear Mr. Arcangel,

Please allow me to express my OPPOSITION to the proposed development of a Cannabis Retail Store at 2549 Main Street. There are already quite enough these establishments within a short distance (Eggs Canna, Westcoast Medicann, Lifeline Cafe, Sunrise Wellness, Crop King Seeds, Supreme BC Buds) all within a short walk from this location. While I am sure the profitability of this product will please the owners of this expensive property, this neighbourhood needs a wider range of businesses that cater to the people who live here, many of whom have children and need a variety of different services. Another cannabis store is superfluous, to say the least.

Please reject permission for this proposal. Thank you for your time.

s.22(1)

From: s.22(1)
To: Arcangel Dallas
Subject: [EXT] 2549 Main Street - DP-2020-00031
Date: Thursday, April 30, 2020 9:25:25 AM

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 Dallas,

I'm just writing in regards to the Development Application for the cannabis retail store at Main and East 10th Avenue. I noticed the sign in the window a little while ago and only recently got to thinking, what's wrong with this?

The first major problem is the Application immediately fails the City's own 300 metre distance rule for cannabis stores and schools. Of course St.Patrick's Secondary is just around the corner up in East 11th Avenue.

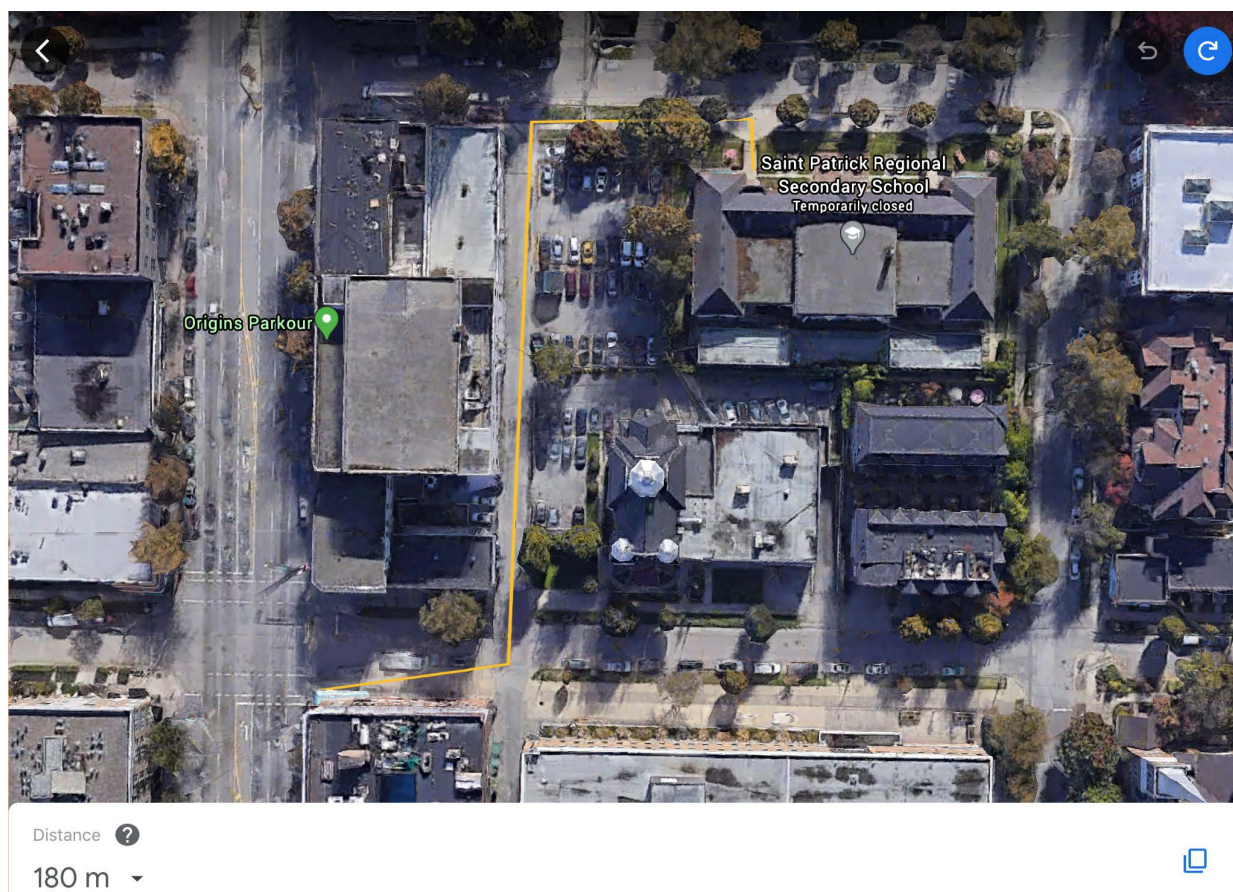
I did a measurement using Google Earth and found that door to door the distance is roughly 180 meters. It's even closer if you measure from the edges of each property. So based on this information the Application should be denied!

Please find the attached screen shot that shows the measurements!

Yours truly,

s.22(1)

Vancouver, BC
s.22(1)



From: s.22(1)
To: [Arcangel, Dallas](#)
Subject: [EXT] PD-2020-00031
Date: Tuesday, May 26, 2020 1:33:47 PM

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

Hello, I hope you're doing well

In April 2020 the commercial space at 2549 Main St had a DP sign posted for a Retail Cannabis Store.

Will you please provide me an update on the status their development application?

Thank you

s.22(1)