

File No.: 04-1000-20-2020-430

September 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 August 10, 2020 for:

Records related to Choom Holdings Inc.'s development permit application for a Cannabis Retail Store at 1391 Richards Street (DP-2019-01012), specifically: 1) All submissions made by the applicant; 2) All "relaxations" including parking (and any other) by-law relaxations; 3) Any undue hardship claims; and, 4) All letters of support and objections. Date range: December 1, 2019 to May 31, 2020.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.14 and s.22(1) of the Act. You can read or download these sections 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 (#04-1000-20-2020-430); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

Cobi Falconer, FOI Case Manager, for

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:kt

DP Distribution Memo

Date: December 12, 2019

Project Address: 1391 Richards St

Permit No: DP-2019-01012

Related to: _____

Target Dates: **ER**

December 16, 2019

Intake Date: December 12, 2019

PCM

March 19, 2020

Zone: DD

Comments Due: March 5, 2020

Group	Name	Remarks	# of plans
Project Coordinator	Hossam Meawad		2
Project Facilitator	.		
Development Planner	.		
Landscape Planner	.		
Heritage Planner	.		
Building Review	Kelly Anderson (for assignment)		1
Engineering	Dan Walker	2 sets for DOP – 3 sets for DPB	2
Environmental Protection	.		
Urban Design	.		
Housing Policy and Project	.		
Social Policy	.		
Park Board			
Addressing			
Childcare Licensing Officer			
DTES	.		

Project Description:

Interior alterations and to change the use of approximately 950 square feet on the main level from Restaurant Class 1 to a Retail Cannabis Store.

All related documents and drawings are available in POSSE under the permit number.

Please review and send your comments and conditions to me on/or before the comments due date as noted above.

Thanks.

Hossam Meawad, Project Coordinator, 604.654.0754

VELLETTA & COMPANY

Barristers & Solicitors, Notaries, Patent & Trade-Mark Agents

Hong Kong and London, England offices
by affiliation with Haldanes

Patent and Trade-Mark Agency
by affiliation with Warren Sinclair LLP

File: 23733

CHOOM BC RETAIL HOLDINGS INC.

Suite 350-409 Granville Street

Vancouver, British Columbia

V6C T2

Email to rachelle@moneypennyinc.ca

Michael J. Vellella * J.D.
Gregory T. Rhone * J.D.
W. Eric Pedersen J.D.
Michael S. Jakeman * B.Sc., J.D.
Cadeyrn N. Christie B.Com., J.D.
Natalia M. Vellella B.Ed., J.D.
Sunny Tathgar * B.A., LL.B.
Graham Weeks M.B.A., LL.B.
Jade B. Fraser B.Sc., LL.B.
Wen He B.A., J.D.
Alison Murray † B.A., J.D.

* Professional Law Corporation
† Articled Student

RE: Charge Summary for PID 024-637-785

Legal Notation – BV412789

The owner is not bound by any lien, under the Builders Lien Act with respect to any improvements on the land, unless expressly undertaken at the request of the owner

BN258772 – Statutory Right of Way

Transferor – Amacon –Onni Management

Transferee – Rogers Cable Systems Inc.

The Owner grants Rogers a non-exclusive easement and statutory right of way over the premises to provide communication services



BM243682 – Priority Agreement – underground anchor rod/overhead crane boom construction easement agreement

Transferor – City of Vancouver, Amacon-Onni Management Inc., and Bank of Nova Scotia

Transferee- City of Vancouver

The City has given Amacon an easement over the City Site so Amacon can install Amacon works in the City Site so they can pass and repass above grade with boom or booms of construction cranes for constructing Amacon projects and vice versa until substantial completion has occurred.

BP300899 – Strata Property Lien Act

The owner of the strata lot has failed to pay the strata corporation amounts owing under section 116 of the Strata Property Act

The amount owing as of December 13, 2000 is \$2,469.85 plus costs permitted under s118 of the Strata Property Act.

Strata Corporation claims a lien under section 116 of the Strata Property Act for the amount owing under paragraph 2 against the strata lot described as Strata Lot 11, District Lot 541 Group 1, New Westminster District.

BR060859

Transferor – Rogers Cable

Transferee – Shaw Cable

Assignment of Statutory Right of Way

Assignor is Rogers Cable

Assignee is Shaw Cable

The assignor assigns their Statutory Right of Way to the Assignee

101212M Easement and Indemnity Agreement

We ordered this charge but have not yet received it. It is from 1948 and needs to be scanned in by Land Titles

I will provide this charge as soon as possible

Velletta & Company



Sunny Tathgar



Title Summarizer

TITLE:	CA2913514	DATE:	19/12/05
PID:	024-637-785	TIME:	15:02:29
		ORDER NO:	9141727-5

No comparison was made to previous title. Search title not on file

The following information was retrieved from provincial land title records.
Please see the Indemnity that follows.

LAND TITLE OFFICE:	VANCOUVER
DATE OF LAST TRANSFER:	December 13, 2012
TAXATION AUTHORITY:	Vancouver, City of

REGISTERED OWNER IN FEE SIMPLE:

AMACON-ONNI MANAGEMENT INC., INC.NO. 477493
#500 - 856 HOMER STREET
VANCOUVER, BC
CANADA
V6B 2W5

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 024-637-785
STRATA LOT 11 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS4050
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

BEWARE:

STRATA PROPERTY ACT LIEN	BP300899 2000-12-14 11:52:00
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CHARGES:

FULLY REGISTERED FINANCIAL

MORTGAGE	BM163557 1998-06-10
ASSIGNMENT OF RENTS	BM163558 1998-06-10 SEE OTHER CHARGE NUMBERS
STRATA PROPERTY ACT LIEN	BP300899 2000-12-14

FULLY REGISTERED NON-FINANCIAL

EASEMENT AND INDEMNITY AGREEMENT	101212M 1948-11-19
EASEMENT	BM243681 1998-08-28
PRIORITY AGREEMENT	BM243682 1998-08-28
STATUTORY RIGHT OF WAY	BN258772 1999-09-24

MISCELLANEOUS NOTES:

NONE

KEY REMINDERS:

FORM F REQUIRED PURSUANT TO SECTION 115 STRATA PROPERTY ACT TO TRANSFER PROPERTY.

**Title Summarizer**

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PID:	024-637-785	TIME:	15:02:29
		ORDER NO:	9141727-5

No comparison was made to previous title. Search title not on file

REVIEW LEGAL NOTATIONS FOR ADDITIONAL CHARGES.

END OF REPORT**LIMITATION OF LIABILITY AND INDEMNITY:**

The information attached hereto (the "Information") was retrieved by Dye & Durham Corporation ("D&D") from the data base of land title records owned by the Land Title and Survey Authority of British Columbia ("LTSA"). In partial consideration of D&D providing the Information to you, from the database of land title records owned by the LTSA, you agree as follows: (a) The LTSA has not guaranteed the accuracy of the Information, the Information may not be completely free of errors, and you agree to assume the entire risk of the Information being incorrect, inaccurate, or incomplete. LTSA and therefore D&D make no warranty or representation, either express or implied, with respect to the Information or as to its reliability or fitness for a particular purpose. (b) LTSA and therefore D&D, its directors, officers, servants, agents, contractors, and employees (the "D&D Group") assume no responsibility or liability of any kind in respect of the use of the Information by you or any other person and the LTSA and therefore the D&D Group will not be liable for any damages of any kind whatsoever arising out of the use of the Information. (c) You indemnify and save harmless the LTSA and therefore the D&D Group against any and all losses, claims, damages, actions, costs and expenses sustained, incurred or suffered by any person who uses or relies upon the Information. (d) You agree to the above in addition to the full terms and conditions limiting the liability of LTSA and therefore D&D and indemnifying LTSA and therefore D&D, a complete copy of which can be found at the following internet address: <http://store.dyedurham.com/public/limitationsofliability.pdf>. (e) You acknowledge and agree that if not for the limitations and indemnity set out herein, D&D would not provide the Information to you.

DP-2019-01012

TITLE SEARCH PRINT

File Reference: 11138291417275

2019-12-05, 15:02:33

Requestor: etray s2s

CURRENT AND CANCELLED INFORMATION SHOWN

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VANCOUVER
Land Title Office VANCOUVER

Title Number CA2913514
From Title Number BN311962

Application Received 2012-12-13

Application Entered 2012-12-27

Registered Owner in Fee Simple
Registered Owner/Mailing Address: AMACON-ONNI MANAGEMENT INC., INC.NO. 477493
#500 - 856 HOMER STREET
VANCOUVER, BC
V6B 2W5

Taxation Authority Vancouver, City of

Description of Land
Parcel Identifier: 024-637-785
Legal Description:
STRATA LOT 11 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS4050
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Legal Notations
HERETO IS ANNEXED EASEMENT BM243680 OVER LOTS 32, 33 AND 34
BLOCK 114 PLAN 210

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BV412789
FILED 2003-10-07

Charges, Liens and Interests
Nature: EASEMENT AND INDEMNITY AGREEMENT
Registration Number: 101212M
Registration Date and Time: 1948-11-19 10:00
Registered Owner: CITY OF VANCOUVER
Remarks: INTER ALIA



TITLE SEARCH PRINT

2019-12-05, 15:02:33

File Reference: 11138291417275

Requestor: etray s2s

Nature: MORTGAGE
Registration Number: BM163557
Registration Date and Time: 1998-06-10 13:14
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: BM163558
Registration Date and Time: 1998-06-10 13:15
Registered Owner: THE BANK OF NOVA SCOTIA
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: BM243681
Registration Date and Time: 1998-08-28 14:07
Remarks: INTER ALIA
APPURTENANT TO LOTS 32, 33 AND 34 BLOCK 114
PLAN 210

Nature: PRIORITY AGREEMENT
Registration Number: BM243682
Registration Date and Time: 1998-08-28 14:07
Remarks: INTER ALIA
GRANTING BM243681 PRIORITY OVER
BM163557 AND BM163558

Nature: STATUTORY RIGHT OF WAY
Registration Number: BN258772
Registration Date and Time: 1999-09-24 13:12
Registered Owner: ROGERS CABLESYSTEMS LIMITED
INCORPORATION NO. A44385
Transfer Number: BN258772 TRANSFERRED TO BR60859
Registered Owner: SHAW CABLESYSTEMS COMPANY
INCORPORATION NO. 50762A
Transfer Number: BR60859
Remarks: INTER ALIA

Nature: STRATA PROPERTY ACT LIEN
Registration Number: BP300899
Registration Date and Time: 2000-12-14 11:52
Registered Owner: THE OWNERS, STRATA PLAN LMS4050
Remarks: STRATA PROPERTY ACT SECTION 116

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

TITLE SEARCH PRINT

File Reference: 11138291417275

2019-12-05, 15:02:33

Requestor: etray s2s

Pending Applications

NONE

Corrections

NONE



Operational Letter

City of Vancouver, Planning and Development Services Division,

Introduction

We're Choom Cannabis Co, a BC based Canadian retail cannabis operator committed to the highest standards of customer care. Choom is an emerging adult use cannabis company that has secured one of the largest retail networks in Canada. The Choom brand is inspired by Hawaii's "Choom Gang" – a group of buddies in Honolulu during the 1970's. Evoking the spirit of the original Choom Gang, our brand caters to the Canadian adult use market with ethos of cultivating 'Good Times, with Good Friends.' Choom is focused on delivering an elevated, safe and responsible customer experience through our curated retail environments, offering a diversity of brands for Canadians across a national retail network.

Description of Operation

The proposed location is 1391 Richards Street, a coffee shop located on the corner of Richards street and Pacific Blvd. The main operation will be non-medical retail cannabis sales. We will be selling cannabis and cannabis accessories to all adult aged members of the community. Choom is committed to educating consumers about the safe and responsible use of cannabis while protecting vulnerable populations and restricting youth access. Choom strictly enforces ID verification, maximum purchase amounts and bylaw regulations. As per city bylaws and provincial regulations Choom does not allow any consumption on site or around the premises. Choom is committed to being a good neighbour and will politely enforce a no noise and no smoking rule around this location.

Hours of Operation

Choom believes it is important that it fits in with neighbouring businesses for hours of operation. The proposed hours of operation are 10am – 11pm. This is similar to other retail and restaurant business in the area which are open past 10pm including: Kaide Sushi Bar, Stop and go Convenience Store, Farm Table Market, Shoppers Drug Mart, and 7-Eleven.





Name of Operator

Choom BC Retail Holdings Inc which is wholly owned by Choom Holdings Inc. a publicly traded company that will be operating under the name Choom.

Head Office

CEO – Corey Gillon

208-1525 W. 8th Ave.,

Vancouver, BC, Canada

604.683.2509

info@choom.ca

Relaxation Rationale

Choom's proposed location meets all the required setbacks that are in the Vancouver land use bylaw and does not require a relaxation.

Public Consultation

It is important that Choom hears from the community. We are going to be hosting public consultation during this process. If you want to have your opinion heard or find out when and where we are hosting our meeting please feel free to reach out to us at sean@choom.ca. Choom is passionate about providing the adult use market with access to cannabis in a supportive and socially responsible setting, and we are looking forward to serving the community of Kitsilano.

With Respect,

The Team at Choom

NOTICE OF DEVELOPMENT APPLICATION

1391 Richards Street
DP-2019-01012



January 31, 2020

Choom Holdings Inc. has applied to the City of Vancouver for permission to:

- perform interior alterations and change of use on the main level from Restaurant Class I to Retail Cannabis Store on this site with:
 - a floor area of approximately 950 sq. ft.; and
 - proposed operating hours:
10 am - 11 pm, seven days a week.

Under the site's existing DD 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 **February 14, 2020**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Hossam Meawad**, Project Coordinator at **604.654.0754** or hossam.meawad@vancouver.ca





453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch họ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰਮਤਿ ਜਪਣਗੀ ਬਿਰਥਾ ਕਰਨੇ ਬਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਥਾ ਕਰਵਾਓ



HOSSAM MEAWAD
CITY OF VANCOUVER
453 W 12TH AVE
VANCOUVER BC V5Y 1V4

Choom BC Retail Holdings

Retail Cannabis Store Development Permit Application – 1391 Richards Street

I'm writing today in support of Choom's proposed retail location at 1391 Richards Street. As a resident in 501 Pacific Street, I have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

Evidence from states and countries that have legalized or decriminalized cannabis (including Canada) clearly shows that legal cannabis retail does not negatively impact the community; in fact, it can improve community wellbeing by increasing public awareness, reducing illegal activity, and providing a quality-assured supply of cannabis products.

Black market dealers and dispensaries are a persistent issue in our community. Aside from not paying taxes and selling untested product, these illicit operations make it incredibly easy for minors to access cannabis. As a legal cannabis retail location Choom is required to implement stringent security measures that ensure no cannabis is sold to minors and no minors are swayed to use cannabis, including mandatory ID checks, black-out windows, and restrictions on storefront signage – measures that keep youth safe while offering quality-assured products to those of legal age.

In closing, I'd like to thank you for taking the time to consider my comments. We support Choom's retail cannabis application through all the required steps including the Development Permit, Board of Variance and BCLCR public notification.

Sincerely,

s.22(1)

Signature

s.22(1)

Print Name

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Unit Number

501 Pacific Street, Vancouver, BC

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Evidence from states and countries that have legalized or decriminalized cannabis (including Canada) clearly shows that legal cannabis retail does not negatively impact the community; in fact, it can improve community wellbeing by increasing public awareness, reducing illegal activity, and providing a quality-assured supply of cannabis products.

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In closing, I'd like to thank you for taking the time to consider my comments. We support Choom's retail cannabis application through all the required steps including the Development Permit, Board of Variance and BCLCR public notification.

Sincerely,

§ 22(1)

Signature

§ 22(1)

Print Name

§ 22(1)

Unit Number, 501 Pacific Street, Vancouver, BC

Choom BC Retail Holdings

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Unit Number

Choom BC Retail Holdings

Retail Cannabis Store Development Permit Application – 1391 Richards Street

As the landlord of The 510 at Pacific and Richards, we are writing today in support of Choom's proposed retail location at 1391 Richards Street. As a business owner in Great Vancouver, we have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

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Sincerely,



Signature

Lester Liao
Manager, Commercial Properties
Amacon
Suite 500 – 856 Homer Street
Vancouver, BC V6B 2W5

Dated: February 18, 2020

Choom BC Retail Holdings

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s.22(1)

s.22(1)

Print Name

_____, 501 Pacific Street, Vancouver, BC
Unit Number

Issue Date: Apr 21, 2020

Status: Issued

Applicant

Sean Bruce-Hayes DBA:
Choom BC Retail Holdings Inc
400 - 7015 MacLeaoud Trail SW
Calgary , AB T2H2K6

Location

1391 RICHARDS STREET
Vancouver, BC V6B 3G7

Related Permits:

Temporary Use Dates: Apr 21, 2020 - Apr 21, 2021

Specific Location:

Legal Description: STRATA LOT 11 DISTRICT LOT
541 GROUP 1 NEW
WESTMINSTER DISTRICT
STRATA PLAN LMS4050
TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

Land Coordinate:

Additional Contact Information

Name	Phone Number
------	--------------

Project Description

Including the operational letter stamped RECEIVED by this department on December 12, 2019, to provide interior alterations and to change the use of approximately 950 square feet on the main level from Restaurant Class 1 to a Retail Cannabis Store, for a limited period of time expiring April 21, 2021, unless extended in writing by the Director of Planning.

Uses

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
Retail Uses	Cannabis Store			0	950		
Service Uses	Restaurant - Class 1			950	0		

Items

Type	Category	Specifics	Permitted / Required	Existing	Proposed	Units	Note
DCL	Exemption	No Additional Floor Area					

Terms and Conditions

- This approval is limited for one year after issuance unless extended in writing by the Director of Planning.
- It is the responsibility of the applicant to apply for an extension on or before the expiry date or a new Development Application will be required.



- This Development Permit is valid for a period of 12 months from the date of issuance - unless otherwise validated by a Building Permit.
- All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required Occupancy Permit, or any use or occupancy of the proposed development not requiring an Occupancy Permit and thereafter permanently maintained in good condition.
- The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health & Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12th floor of 601 W Broadway. Should compliance with the Health Acts necessitate changes to this permit and/or approved plans the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
04(b) - Alt or Change Use Non 1/2 FD - Conditional	\$1,067.00		\$1,067.00	\$0.00	\$1,067.00	\$0.00
					Total:	\$0.00

From: "Rachelle Dyer" <rachelle@moneypennyinc.ca>

To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>

CC: "Sean Bruce-Hayes" <sean@choom.ca>

Date: 1/31/2020 10:07:59 AM

Subject: [EXTERNAL] DP-2019-01012 / 1391 Richards St

Attachments: IMG_3879.jpg.jpeg

IMG_0606.jpg

IMG_0605.jpg

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Hossam,

Attached are the photographs showing the sign has been installed at 1391 Richards St as of January 30th.

Kind regards,

Rachelle

250.216.1773

[MoneyPenny](#)

CONFIDENTIALITY NOTICE: This email message, including any attachment(s) hereto, is intended only for the addressee and may contain information that is legally privileged, confidential and/or exempt from disclosure under applicable law. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you have received this communication in error, or are not the named recipient(s), please immediately notify the sender by telephone and delete this e-mail. Thank you for your cooperation.







From: "Bosnjak, Joe" <joe.bosnjak@vancouver.ca>

To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>

Date: 4/21/2020 9:59:35 AM

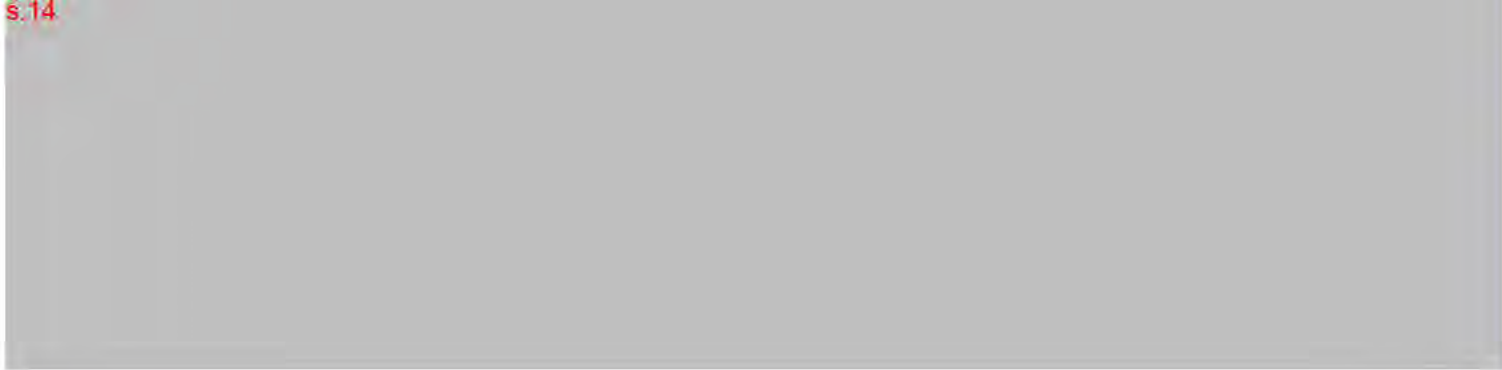
Subject: FW: 1391 Richards - Cannabis retail - determination of a centre-line

Attachments: image002.png

FYI...

s.14





Meawad, Hossam

From: s.22(1)
Sent: Thursday, March 5, 2020 9:43 AM
To: Meawad, Hossam
Subject: [EXTERNAL] s.22(1)

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi
I am an owner at s.22(1) and against the dispensary at the corner of Richards and Pacific.
There are lots of vacant spaces on Granville street for this use.
Thanks s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Friday, March 6, 2020 5:04 AM
To: Meawad, Hossam
Subject: [EXTERNAL] RE: Dispensary Richards and Pacific

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am an owner in s.22(1)

I am strongly opposed to allowing a dispensary to open at the corner of Richards and Pacific.

With the close proximity of George Wainborn Park and David Lam Park, this is the wrong location for such a business.

These are family parks with an elementary school attached to David Lam Park. There are plenty of other locations better suited for such a business.

Regards,

s.22(1)

Vancouver, BC

Sent from my iPad

Meawad, Hossam

From: Greer, John
Sent: Tuesday, March 3, 2020 7:56 AM
To: Meawad, Hossam
Subject: FW: [EXTERNAL] Strong opposition to 1391 Richards Street - DP-2019-01012

.... Another one !

john greer
assistant director, development services
development, buildings, & licensing, city of vancouver
t: 604.871.6194 e: john.greer@vancouver.ca



CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited

From: Kelley, Gil
Sent: Monday, March 2, 2020 5:04 PM
To: Olinek, Jason; Greer, John
Cc: O'Donnell, Theresa
Subject: FW: [EXTERNAL] Strong opposition to 1391 Richards Street - DP-2019-01012

From: s.22(1)
Sent: Sunday, March 1, 2020 9:36 PM
To: Kelley, Gil
Subject: [EXTERNAL] Strong opposition to 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kelley,

I'm writing in regards to **DP-2019-01012 at 1391 Richards Street**. I reside at s.22(1) Street. My strata council s.22(1) has already submitted a letter to you expressing their opposition, but I also thought it was important to let you know that I too strongly echo their thoughts. The strata council has also started a petition at change.org, and at present, has 126 signatures and is climbing each day.

Even after attending an information session with Choom Holdings Ltd, I am still vehemently opposed to having them open in the area for the following reasons:

- I am very concerned about the safety, liveability and ambience of the neighbourhood. This is a vibrant, family oriented neighbourhood with young children out with their parents on their way to George Wainborn Park or

coming/going from the many nearby daycares (Charleson Day Care Centre, Sea Star Children's Centre and The Mark Children Centre are all less than 300 metres from the DP site).

- I've learned Choom Holdings garnered support for their DP by offering a monthly financial incentive to the 501 Pacific Street strata council. This type of payoff seems like an unfair and illegitimate way to get support for their business.

- The type of business that operates in this location should serve the greater community and provide a larger community benefit. You said it yourself in this [Q&A with BC Business](#): "One way to create a sense of community in every neighbourhood is creating great neighbourhood gathering spaces, particularly alongside healthy neighbourhood-serving retail." Choom Holdings does not contribute to fostering a sense of community nor do they provide a retail benefit that serves the wide range of families and individuals in the area. Choom Holdings only caters to a small and specific segment of the community. And, if anything, they'll be an outlier compared to the existing retail on this block due to their unique requirement to cover up their windows which prevents them from fully integrating with the neighbourhood anyway.

- For months, residents at the condo building just down the street at Richards & Helmcken lobbied to have the cannabis retail shop, Weeds, shut down due to constant noise, the smell of marijuana, loitering and smoking outside in front of the shop. I worry we will have the same experience and it is not a scene I wish to witness from my condo window or walking outside on Richards St.

I cannot reiterate enough how strongly I am against having Choom Holdings in this location. I do not think this is an appropriate location for retail cannabis and I ask you to please deny this development application for the health, safety and vibrancy of this neighbourhood.

Thank you for your consideration.

Sincerely,

s.22(1)

Strata Corporation EPS 4774 The Charleson
499 Pacific Street
Vancouver, B.C.
V6B 0N4

February 10, 2020

Gil Kelley
General Manager of Planning, Urban Design, and Sustainability
City Hall
453 West 12th Avenue
Vancouver, British Columbia V5Y 1V4

Attention: Mr. Gil Kelley
Director of Planning

**Re: Notice of Development Application – 1391 Richards Street
DP-2019-01012**

Dear Mr. Kelley:

We are writing on behalf of the Strata Council at The Charleson at 499 Pacific Street, Vancouver. We just received a notice for an application to change the use on the main level of 501 Pacific Street to a Retail Cannabis Store. We wanted to express our extreme opposition. We strongly believe the livability of neighboring residents will be affected along with the ambience of the entire street between Pacific and Drake. We make the following comments:

1. There are several concerns relating to the proximity to various current establishments including the following:
 - a. Charleson Children Centre (Directly Across the Street!) There are many children and parents walking in the area
 - b. Ismaili Community Centre (Corner of Drake & Richards) within 300 meters away acts as a meeting point for families of the Ismaili Faith.
 - c. Covenant House - Helps vulnerable kids aged 16 to 24 who are living, or at risk of living, on Vancouver Streets. Adding a cannabis store within a short walk of their home is just wrong!
 - d. George Wainborn Park is a wonderful family park with playgrounds for children within 300 meters or a short block away from the proposed Cannabis store. Many people bring their children down Richards, have coffee at Matchstick, purchase groceries at Farm to Table and then head down to George Wainborn Park. Now we have the possibility of a Cannabis Store which will mean

children will be smelling marijuana, people will be loitering outside the store and in the park and it will bring crime to the area.

- e. Kindred Place (essentially next door!) provides 87 units of supportive housing for low income singles – 30 units SPECIFICALLY designated for people recovering from addictions. BC Housing together with Vancouver Coastal Health work hard to provide a recovery program for individuals living here with drug addiction and the same government is considering approving a Cannabis store a few doors down from where these individuals live . This contradicts all the effort and money currently being spent.
- f. Mark Children Center at 100-1362 Seymour Street is directly behind the proposed Cannabis Store
- g. Sea Star Children Center at 1451 Homer Street is 270 meters from the proposed site .
- h. Elsie Roy Elementary School at 150 Drake Street and David Lam Park are used collectively for the children and families in the area. Elsie Roy Elementary School, Dorothy Lam's Children Center and David Lam Park flow contiguously together to form a children and family dominated area in this part of the city. This particular elementary school does not have its own outdoor play area so it has an arrangement with the Park Board to enable it to use David Lam Park as a continuation of the school's outdoor area. The playground area used by the school is less than 300 meters away from the proposed Cannabis store.

We trust the city does not want to change the atmosphere of the amenities it has worked to provide to our families living close by. A Cannabis store in this location will do this.

- 2. The store will be in a prominent location right on the Corner of Richards and Pacific. Is this what the gateway to the City of Vancouver should have prominently displayed at an important intersection and gateway to our parks and seawalls.
- 3. The City has also been working hard and is creating a new and beautiful infrastructure and a protected bike lane down Richards Street, right in front of the proposed Cannabis storefront. This bike lane is quoted by the city to be an "urban forest", as 100 new trees will line the Street. Also, The City website quotes, "safer and more comfortable cycling route". The proposed Cannabis store will be at a pivotal point in the bike route as it is at an important transition point where the protected bike lane ends. It seems from the city's diagram , websites, and surveys to residents, their vision for Richards and Pacific Streets is of healthy living and for cyclists and pedestrians to enjoy and feel safe in the area.
- 4. Over the last several years the City of Vancouver has done a tremendous job of creating a wonderful street on the East Side of Richards with 2 brand new developments (The Charleson & Peter Wall Apartments) and a great streetscape with several new retailers including Matchstick Coffee and Farm-to-Table Grocery. Having wider sidewalks and landscaping the street has become a vibrant walking street for families, young children etc. It was just a matter of time before the West Side of the street had a similar vibrancy. Now with the addition of a Cannabis Store right on a prominent corner at Pacific and Richards this will NOT occur.

5. The residents at the corner of Helmcken and Richards pleaded with the city over several years to close the Weed store occupying the retail space below. They wanted to protect the children and the vulnerable individuals living in the area. They experienced loitering on the street and nearby park, loud noise, hostile individuals and constant smell of marijuana. The store caused significant disruption in the livability of the area. The city finally shut the store down. See their petition below.

<https://www.change.org/p/petition-closure-of-illegal-marijuana-store-in-yaletown-residential-building>

We are very concerned we will have a similar experience.

The proposed store is only two blocks away from the former Weed store, also in a high density residential area with very limited commercial space. The concentration of children centers, parks and school close by is much higher than Helmcken and Richards as you can see by the Radius Map attached.

This store is in the wrong location and will have a significant detrimental effect to what is now a wonderful street and neighborhood. We respectfully request that this conditional use NOT be provided a development permit.

We thank you very much for your consideration.

Sincerely,



Myriam Glotman
Strata Corporation EPS 4774 The Charleson



February 13, 2020

City of Vancouver
955 Evans Ave.
Vancouver, BC V6A 4C8



Attention: Mr. Gil Kelley
Director of Planning

Re : Notice of Development Application – 1391 Richards Street DP- 2019-01012

Dear Gil:

I am writing this letter to express my deepest concerns with allowing a cannabis store at 1391 Richards Street, a prominent corner of Vancouver surrounded by residences, parks, day-cares, etc. Thanks to the City of Vancouver's thoughtful planning this area has become a wonderful area to live and enjoy all that Vancouver has to offer. It is truly a neighborhood full of families, children, park lovers, dog walkers etc. not a place where Cannabis should be sold. There are much better areas for cannabis sales.

I make the following comments:

1. There are several concerns relating to the proximity to various current establishments including the following
 - a. Charleson Children Centre (directly across the street!), there are many children and parents walking in the area
 - b. Ismaili Community Centre (Corner of Drake & Richards) within 300 meters away acts as a meeting point for families of the Ismaili Faith.
 - c. Covenant House - Helps vulnerable kids aged 16 to 24 who are living, or at risk of living, on Vancouver Streets. Adding a cannabis store within a short walk of their home is just wrong!
 - d. George Wainborn Park is a wonderful family park with playgrounds for children within 300 meters or a short block away from the proposed Cannabis store. Many people bring their children down Richards, have coffee at Matchstick, purchase groceries at Farm to Table and then head down to George Wainborn Park. Now we have the possibility of a Cannabis Store which will mean children will be smelling marijuana, people will be loitering outside the store and in the park and it will bring crime to the area.
 - e. Kindred Place (Essentially next door!) provides 87 units of supportive housing for low-income singles – 30 units SPECIFICALLY designated for people recovering from addictions! BC Housing together with Vancouver Coastal Health work hard to provide a recovery program for individuals living here with drug addiction and the same government is considering approving a Cannabis store a few doors down from where these individuals live. We hope the city realizes this is quite a contradiction to all the effort and money currently being spent.
 - f. Mark Children Center at 100-1362 Seymour Street is directly behind the proposed Cannabis Store
 - g. Sea Star Children Center at 1451 Homer Street.

Vancouver
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T 604 734.8822
F 604 734.8842

Calgary
1025-808 4th Avenue SW
Calgary, AB T2P 3E8
T 403 930.2100
F 403 930.2101

Los Angeles
600 Wilshire Blvd
Suite 650
Los Angeles, CA 90017
T 213 283.2313



info@glotmansimpson.com
glotmansimpson.com

A Division of Corporation



- h. Elsie Roy Elementary School at 150 Drake Street
- i. Dorothy Lam's Children Center at 188 Drake Street
- j. David Lam Park is one block away

The last three establishments above are used collectively for the children and families in the area. Elsie Roy Elementary School, Dorothy Lam's Children Center and David Lam park flow contiguously together to form a children and family dominated area in this part of the city. This particular elementary school **does not** have its own outdoor play area so has an arrangement with the Park Board to enable it to use David Lam Park as a continuation of the school's outdoor area. The playground area used by the school is less than 300 meters away from the proposed Cannabis store.

We trust the city does not want to change the atmosphere of the amenities it has fought to provide to the families living close by. A Cannabis store in this location will do this.

2. The store will be in a prominent location right on the Corner of Richards and Pacific. Is this what the gateway to the City of Vancouver should have prominently displayed at an important intersection and gateway to our parks and seawalls.
3. The City has also been working hard and is creating a new and beautiful infrastructure and a protected bike lane down Richards Street, right in front of the proposed Cannabis storefront. This bike lane is quoted by the city to be an "urban forest", as 100 new trees will line the Street. Also, the City website quotes, "safer and more comfortable cycling route. The proposed Cannabis store will be at a pivotal point in the bike route as it is at an important transition point where the protected bike lane ends. It seems from the city's diagram, websites, and surveys to residents, their vision for Richards and Pacific Streets is of healthy living and for cyclists and pedestrians to enjoy and feel safe in the area.
4. Over the last several years the City of Vancouver has done a tremendous job of creating a wonderful street on the East Side of Richards with 2 brand new developments (The Charleson & Peter Wall Apartments) and a great streetscape with several new retailers including Matchstick Coffee and Farm-to-Table Grocery. Having wider sidewalks and landscaping the street has become a vibrant walking street for families, young children etc. It was just a matter of time before the West Side of the street had a similar vibrancy. Now with the addition of a Cannabis Store right on a prominent corner at Pacific and Richards this will NOT occur.
5. The residents at the corner of Helmcken and Richards pleaded with the city over several years to close the Weed store occupying the retail space below. They wanted to protect the children and the vulnerable individuals living in the area. They experienced loitering on the street and nearby park, loud noise, hostile individuals and constant smell of marijuana. The store made their livability in the area a constant "hell". The city finally shut the store down. See their petition below.

<https://www.change.org/p/petition-closure-of-illegal-marijuana-store-in-valetown-residential-building>

6. It is my understanding the residents of "501" received incentives by the way of increased security etc at the cost of the Cannabis Store along with other



incentives. Clearly having increased security is an indicator of the changes that will occur in this wonderful neighborhood.

This Store is in the wrong location and will have a significant detrimental effect to what is now a wonderful street and neighborhood. I urge you to take a walk in this area with such stores like matchstick, farm to table etc and ask yourself if adding a cannabis store is a positive addition to this street.

I respectfully request that that this conditional use NOT be provided a development permit by the Director of Planning.

Yours truly,

GLOTMAN•SIMPSON CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read 'Geoffrey Glotman'. The signature is fluid and cursive, with the first name 'Geoffrey' being more prominent than the last name 'Glotman'.

Per: Geoffrey Glotman, P Eng, M Eng
Managing Principal

General Manager of Planning, Urban Design, and Sustainability
City Hall
453 West 12th Avenue
Vancouver, British Columbia, V5Y 1V4

Attention: Mr. Gil Kelley, Director of Planning

Re: Notice of Development Application – 1391 Richards Street DP-2019-1012

Dear Mr. Kelley,

Over the past days I have overheard and had a number of very concerned conversations with residences in our building, s.22(1) and neighbors in regard to the notice for an application to change the use on the main level of 501 Pacific Street to a Retail Cannabis Store.

Everyone I have spoken to has a strong opposition and concerns as it most defiantly will have a severe and negative impact on the livability and safety of residents in the neighborhood.

The efforts by the city and its planners to improve and create an even better living environment with new bike lanes and the planting of 100 trees to line the street are much appreciated and welcomed. This effort would be severely hampered, especially since the new protected bike lane will passing right in front of the proposed Cannabis store right at its pivotal point at the transition point where the protected bike lane ends. The creation of a Cannabis store would work against the vision of the city's planners and publications promoting the feeling of safety and enjoyment for cyclists and pedestrians.

The impact would be multifold and severely impact the following:

- 1) Charleston Children Centre, right across the street
- 2) Covenant House that helps vulnerable kids and young adults struggling as it is to stay off Vancouver streets. Placing a Cannabis store in close walking distance is definitely a major concern.
- 3) George Wainborn Park is an amazing family park and playground for children that is coveted for its cleanliness and safe environment. With a marijuana store in close proximity, it will change the face of the park as current visitors will be turned off by people loitering and consuming, smoking and unfortunately will increase crime in the area.
- 4) Ismaili Community Centre on Drake and Richards

- 5) Mark Children Centre, just behind the proposed store
- 6) Sea Star Children Centre, 1451 Homer Street just a few hundred meters away
- 7) Elise Roy Elementary School on 150 Drake Street
- 8) David Lam Park, right next to the Elise Roy Elementary School. A place that is family friendly where kids can play and roam freely, family picnics, and of course the main play and outdoor area for Elise Roy Elementary School. Adding a Cannabis Store just 300 meters away will definitely attract people smoking and exposing young children to smelling Marijuana smoke, watching people smoke, vaping and in many cases expose them to witness the use of non-legal substances as well.

As the list could go on, one will come very quickly to the one conclusion that this is not a good location to place a Cannabis Store in the city.

Please consider the detrimental effect on this beautiful neighborhood for people of all age groups, especially children. Allow me to request that this conditional use not be provided a development plan.

Thank you kindly for your consideration of our request to deny the application.

Kind regards,

s.22(1)

Vancouver

February 20, 2020

City of Vancouver

Gil Kelley, General Manager of Planning, Urban Design and Sustainability

453 West 12 Avenue

Vancouver, BC V5Y 1V4

Dear Mr. Gil Kelley,

**Re: Strata Corporation BCS679 – “Azura One”
Cannabis Store at 1391 Richards Street, Vancouver, BC**

We are writing to you on behalf of the “Azura One” Strata Council, Strata Corporation BCS679.

This is in regards to the Cannabis Store that is opening at 1391 Richards Street, Vancouver, BC.

The Council is opposed to the opening of the store due to the issues that the neighboring Stratas faced with the Cannabis Store that previously occupied the Helmcken and Richards Street location were significant. The current locations proposed will also cause a number of issues for:

1. Proximity to 3 Children Centers (Charleson, Mark, & Seastar), Covenant House, Ismaili Community Center, Elise Roy Elementary & Kindred Place

The store is in the wrong location and will not add anything of value to the neighborhood.

Should you have any further questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

RANCHO MANAGEMENT SERVICES (B.C.) LTD.

Agents for the Owners

Per:

Terry Li

Senior Strata Agent

Direct Line: 604-331-4267

Email: tli@ranchogroup.com

TL/yf

cc: Strata Council

cc: Hossam Meawad, Project Coordinator - hossam.meawad@vancouver.ca

Meawad, Hossam

From: Lee Anne Michayluk <lmichayluk@morethanaroof.org>
Sent: Tuesday, February 18, 2020 9:12 AM
To: Meawad, Hossam
Subject: [EXTERNAL] Opposing development application 2019-01012

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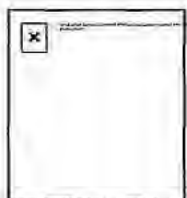
Dear Mr. Meawad,

Sorry for the late response, I hope you will consider this communication re: the above noted development application.

I am the Chief Executive Officer of More Than A Roof Housing Society. We are a developer and operator of social, affordable and supportive housing in British Columbia. Part of our portfolio includes 60 units of addiction recovery supportive housing located at 1338 Seymour Street and 1321 Richards Street. Both locations are within one block of the proposed retail cannabis location.

We operate abstinence based housing and strongly oppose the development application in support of our program participants who are working hard to maintain sobriety from all substances. We hope you will support that too and deny Choom Holdings Inc. their permit.

Sincerely,



More Than A Roof Housing Society
Lee-Anne Michayluk | Chief Executive Officer
O 604 215 4648 | M 604 506 9461

morethanaroof.org
Opening Doors, Changing Lives, Bringing People Home

CONFIDENTIALITY NOTICE:

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Meawad, Hossam

From: s.22(1)
Sent: Monday, February 17, 2020 6:09 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr Meawad,

Sorry missed the deadline of Feb 14, so I am writing to you directly.

I live in an unit of s.22(1) and am strongly against this application of changing of use to Retail Cannabis Store. I am concerning about the safety of the current quiet neighborhood.

Thank you for listening to us.

s.22(1)

Get [Outlook for iOS](#)

Meawad, Hossam

From: s.22(1)
Sent: Monday, February 17, 2020 2:09 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street change of use

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Good afternoon.

I just walked by the above mentioned property and notice that there is a change of use to Cannabis Store. I am living at s.22(1) - close to this building but I never receive the notice of application.

Anyway I just want to voice out my concern - 100% objection to this application, this is a residential area and a child care just on the opposite side of the street - 1396 Richards street, kindergarden on 1483 Homer Street, Elsie Roy elementary school on Drake street, 2 parks near by - David Lam Park, George Wainborn Park, so many small kids in this area. How can our City can consider this application - should be rejected with no hesitation.

Please kindly reject this application.

Thank very much.

Have a nice day.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Sunday, February 16, 2020 9:44 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street(DP-2019-01012)

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam Meawad,

Good morning , I am an owner living in s.22(1) , I objected the mentioned application to retail Cannabis store, it will very bad effect the sound residents and their kids.

Thank you for your time to consider it.

Best Regards

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Saturday, February 15, 2020 10:59 PM
To: Meawad, Hossam
Attachments: text_0.txt; LOGO.gif; a0.gif; a1.gif; a2.gif; a3.gif; b0.gif; b1.gif; b3.gif; c0.gif; c3.gif; d0.gif; d3.gif; e0.gif; solidline350.gif

Re:
1391 Richards Street - DP-2019-01012

I live at s.22(1) It has taken years for this neighbourhood to be cleaned off junkies and prostitutes. There are parks right across the street for children. We are opposed to this bringing the wrong crowd back. Also around the corner there is a religious facility. This is now a family neighbourhood.

This message was sent from a Bell mobile phone.

Bell

Meawad, Hossam

From: s.22(1)
Sent: Saturday, February 15, 2020 10:43 AM
To: Meawad, Hossam
Subject: [EXTERNAL] re: 1391 Richards DP-2019-01012 - against change to retail cannabis

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Firstly, I realize I'm past deadline, but wanted to write to voice my opposition to this proposed change regardless.

I live across Pacific from this location, and do not want a cannabis store any closer to my home. With increased traffic due to Vancouver House and other in progress developments, we need facilities that serve all people and all ages like restaurants to build community. For a specific item like cannabis, consumers can travel further to a specific site, or order online and not have "blacked out" windows that do not contribute to a positive community atmosphere.

Thank you for your consideration.

Sincerely,

s.22(1)

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 9:56 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Opposition retail cannabis store

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

It's been brought to my attention that there is a cannabis store coming close to our place of worship located on Drake street.

I find this extremely troubling as we have very young families and elderly seniors congregating for prayer early morning and evening. There is no room for this kind of activity around daycares, housing and places of worship. This needs better planning and will bring a great deal questionable activity and fear amongst my community. I highly opposed this.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 9:47 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards st

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are completely opposed to the application of any type of cannibas in this area due to young families living in this area.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 9:41 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Regarding development of 1391 Rechards st

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Meawad,

Thank you for taking time to read my email.
I heard that there is a plan that new Cannabis store is coming.

I live the area of development 1391 Rechards st s.22(1)
We love this area, because there are some options my son to play outside which is George Wainborn park and David Lam park. Also there are some public Day cares (VSOC) and schools s.22(1)
s.22(1)

Children need to play outside to learn about nature, feel fresh air, running without worrying neighbors' complaints since we live in a condo.

Do you know those little children from VSOC Day cares go for a walk to explore to go the Yaletown Seawall and around George Wainborn park regularly? They pick up leaves, flowers and talk about season, running on the grass, so on. This is very important for them to develop their curiosity and learning nature.
I already have concerns many people who smoke around the area, it is obviously harmful to children.

It is very important for us community to be safe and clean, so I am definitely opposed to this project.

I would very appreciate if you consider my thoughts.

Regards,
s.22(1)

--
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 4:05 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Opposition to cannabis store on Pacific and Richards

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Hossam,

An area where so many young kids live, play and go to school is not conducive for a cannabis shop. We don't want our kids around these influences.

There is also a place of worship on Richards and Drake and a covenant house nearby.

This is not the location for a cannabis store. Please ask owners to find a more suitable location.

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 3:50 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Concern about Proposed Cannabis Store - 1391 Richards St.

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

My wife and I are writing to express concern about the proposed application for a cannabis store on the corner of Pacific and Richards Streets. As residents of s.22(1), we are concerned about the effect of this sort of business on our neighbourhood. It seems unwise to have such a store across the street from a Children's Centre and so near George Wainborn and David Lam parks. The nature of the business that would be conducted in that location would be at odds with the kind of neighborhood that we appreciate on this corner.

When the city bylaws were changed to allow Cannabis shops, we were told that such establishments would be strictly kept at distance from schools and children's parks. We are having a hard time seeing how this location would fit within the parameters described by the city.

Thank you for considering our concern. We are hoping that you will consider the concerns of those of us who live and who have invested in this area and that you will disallow this application.

Many thanks,

s.22(1)
s.22(1) Vancouver, BC, V6B0N4

s.22(1)
Vancouver, British Columbia

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 3:40 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Meawad,

I'm writing you to express my concern about the proposed cannabis store at 1391 Richards St.

I live and work in the neighbourhood, and s.22(1) The proposed location is within 300m of 3 daycares/preschools (Sea Star, The Mark, and Charleson), and is essentially right across the street from one of them. It is 150-200m from Covenant House, which supports vulnerable youth - this alone is against current bylaw regulations regarding the location of cannabis retailers.

s.22(1) I find it troublesome that the city would find it acceptable to have a cannabis retailer within a stone's throw of organizations that care for young children and support vulnerable youth. I hope the application will be declined.

Thank you,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 1:19 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Response to Notice of Development Application -1391 Richards St- DP-2109-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr Meawad;

Thank you for your time by phone yesterday. I live in the s.22(1) To summarize my comments in writing as requested:

The notice states the existing zoning allows this use on a "conditional" basis, leaving discretion to the Director of Planning. It seems clear to me that this step would not be required if the Director would only apply the strict and literal requirements of the zoning. Logically, the discretion would allow for professional judgement as to the spirit or the zoning applied to the specifics of the applicant/application. With that in mind I have the following comments:

1) this application is for a use that would not be allowed if a school was within specific distance of the location. The spirit of this restriction is that good community planning would not match this use in proximity to minor children.

- this site is within one block of two child care centres -one directly across the street in the Charleston development, one around the corner developed along with the Mark development. Both are within the distances specified in the bylaw, although they are not schools, they clearly create the same impacts to children as schools would.
- this site is in the same square block as Covenant House, a resource for at risk teens. Covenant house is within the distances specified as a buffer from this kind of use, and although not a school I submit that professional judgement would dictate even less consistent with this type of application.
- there is a school and community centre nearby, although narrowly outside the specified distances in existing bylaws (Elsie Roy school and the Roundhouse community center) -this community is a success of good planning. We have a density of young families and committed homes, that celebrate the presence of a vibrant social community, including Covenant House, a religious facility (mosque) and child care space. We have limited commercial space, that for the most part serves the needs of that community. We have a dry clean outlet, a recycling centre, and a farm market on the block in question. I disagree that good planning would support approving this exception for this particular use as it is inconsistent with the community needs and the existing use of this area -there are many options to access these products already in place in short walking distance for the minority of residents of the community that want to access these products. We question why planners would feel the need to override the spirit of existing guidelines to add to those options

I appreciate your time in reviewing my comments and trust that they will be forwarded to the Director of Planning in advance of this decision

I would be happy to discuss if that is helpful.

Best regards,

s.22(1)

Meawad, Hossam

From: § 22(1)
Sent: Friday, February 14, 2020 1:02 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Opposition to: 1391 Richards St - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

I'm an owner of a condo unit in § 22(1) and I'm writing to express my opposition to the proposed development permit application in our neighbourhood: 1391 Richards St - DP-2019-01012. I don't feel the proposed cannabis operation should be permitted at the major intersection of Richards and Pacific for the following reasons:

- The type of business is a mismatch in a family, residential neighborhood.
- Its proximity to educational / children's facilities including Charleson Childcare Centre (mere metres away) and The Sea Star Child Centre (in close proximity). I believe the City has regulations restricting cannabis operations in proximity to educational facilities, so this proposed DP seems questionable / problematic.
- Proximity to The Kindred Place, a housing society for individuals needing support with addiction recovery on 1391 Richards St.
- Location at a major DT intersection; this business isn't the same as a corner grocery or retail store.
- Questionable public benefit to the greater community at large.

I sincerely hope that these comments will be considered by City Planning staff and that this development permit application will not be allowed.

§ 22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 12:03 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Disagree with this project

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please note that this project must not be approved .

Thank you

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 11:57 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards st. DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn. Hossam

My name is s.22(1)

s.22(1) I am less than a block away from 1391 Richards Street.

I would not like to see a Cannabis outlet at the above location.

My reasons are

1. The location is too close to teenagers at risk. (Covenant House). They have enough problems without easy access to drugs.
2. As s.22(1) it is inappropriate to have a drug dispensary retail outlet across the street from a child care center.

Yours

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 11:41 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am completely opposed to turning the above site from Resturant Class I to Retail Cannabis. There are some Day Cares Centers, Parks and lots of young families who have small kids around the area as well. In addition there is a community center which caters to people of all ages.

I don't think Retail Cannabis cafe belongs in this neighbourhood.

Please register my strict opposition to this project.

Thank You.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 14, 2020 12:57 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hossam,

I am a resident of s.22(1) which is right across the street from the said potential location for Choom Holdings retail cannabis store. I am writing because I think their location is in violation of the given 300 meters radius in which a retail cannabis store is allowed to operate in.

Their potential location at 1391 Richards St is right across from a children day care centre. Also within the 300 meters given radius by the city, this would include Covenant House at 1302 Seymour Street, which is a Youth Social Services that helps youths that struggle with addictions and homelessness. Right down the street from Covenant House, is the Ismaili Community Centre at 508 Drake St.

There are also three child care centres within the 300 meters radius. Sea Star Children's centre at 1451 Homer Street, the Charleson Children's Centre at 1378 Richards St and Vancouver Society of Children's Centre at 1362 Seymour St.

I believe with the City's by-laws, a retail cannabis store cannot be within 300 meters of any community centres, or gathering place for youths.

Please consider these valid points and feel free to reach out anytime.

Regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 7, 2020 8:12 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richard Street DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam

I am strongly against the Choom Holdings Inc. application on Retail Cannabis Store at 1391 Richards Street, Vancouver.

Best Regards

s.22(1)

Vancouver, BC s.22(1)

Sent from my iPad

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 7, 2020 3:02 PM
To: Meawad, Hossam
Cc: s.22(1)
Subject: [EXTERNAL] DP-2019-01012 1391 Richards St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hossam,

This is to confirm our objection to changing 1391 Richard St store to a Cannabis outlet.

The store is a block from a park that is heavily used by children. Also Richard/ Pacific streets' junction is a busy walking route to the park/ water front, used by young families/ under aged children. The Park already has an over abundance of Cannabis smokers, some of whom can be objectionable.

I believe it's a poor location for the Cannabis store.

Thank you for your consideration

s.22(1) Vancouver.

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 6, 2020 10:32 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Objection of 1391 Richards Street DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Meawad,

I am writing to you to express my strong objection to the Development Application captured in the subject.

The site is within a major residential area in downtown Vancouver where a few schools are nearby. Young people are curious. Convenient access to cannabis would tempt young people to take risk to try cannabis!

In addition, residential area needs more restaurants, serving different foods. It is understandable that business needs to make money, if one kind of food doesn't make profit, try a different one. People are never short of cannabis, but people are short of choice of restaurants. Food are life necessities, not cannabis! By the way, there are enough cannabis store in downtown Vancouver, one of them is not far away from 1391 Richards Street.

Thank you very much for listening to me!

Best regards,

s.22(1)

Sent from my iPad

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 6, 2020 8:55 PM
To: Meawad, Hossam
Subject: [EXTERNAL] DP-2019-01012, 1391 Richards Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hossam,

I am writing to register my strongest opposition to the proposal to turn the restaurant at 1391 Richards St to a Retail Cannabis store for the following reasons:

- (a) there is shortage of restaurants in the neighborhood with young kinds
- (c) there are many Cannabis stores already in the downtown area

Your truly,

s.22(1)

Get [Outlook for iOS](#)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 6, 2020 2:10 PM
To: Meawad, Hossam
Cc: s.22(1)
Subject: [EXTERNAL] Choom Holdings inc Development application for 1391 Richards St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Meawad,

I object to this change in zoning as an owner at s.22(1). I feel this type of business will bring unnecessary problems to the neighborhood including but not limited to increased noise, vaping and smoke environmental pollution, and in some cases problem behaviours. As this neighborhood is highly residential and population dense already, I do not believe we need to unnecessarily increase pressure on this/our neighborhood.

Your due consideration is appreciated.

s.22(1)

s.22(1)

Sent from my iPhone - not responsible for autocorrect - pls excuse typos or nonsensical words.

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 6, 2020 1:47 PM
To: Meawad, Hossam
Subject: [EXTERNAL] re: 1391 Richards street cannabis application

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam

I am a resident of s.22(1) and I am beyond appalled about the upcoming development Cannabis application at 1391 Richards Street, Vancouver.

I strongly, strongly disapprove of this application for the following reasons:

- Daycare right across the street
- Covenant house a few blocks away
- Number of homeless people already in the neighborhood
- This is a residential and family oriented neighborhood and needs to be kept as such

There are enough cannabis locations in Vancouver and bringing this into this environment is completely unacceptable.....in addition, you should consider the following:

- Safety of the neighbors and the children
- Increased traffic – this is already a very busy area – again, safety concerns
- Noise levels – my friend lived to the one up the street on Richards street and it was a nightmare – she almost moved before the location was closed down
- Residents of s.22(1) do not have visitor parking – visitors park on Richards street
- Vancouver House development traffic/congestion

I am categorically against this development application and so are the residents of s.22(1)

Thank you;

s.22(1)

s.22(1)

s.22(1)

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 6, 2020 1:36 PM
To: Meawad, Hossam
Subject: Response to Application 1391 Richards Street

Dear Mr. Meawad,

I have read through the notice for development application for the said location of 1391 Richard Street and want to voice my opposition to this application. As a homeowner at s.22(1) - I purchased in this building after thoroughly reviewing the businesses in the area. I did not want to be anywhere near a cannabis operation.

I was of the understanding that this would be a block that would be free of clear of any sort of cannabis store location due to the fact that there is a daycare operating in our building. Have the regulations now changed so that you can have a cannabis store that close to a daycare?

And to have it open until 11PM is just going to push more people to loiter around the area moving forward. It will make the area unsafe for a female out at night walking.

I did read through the information indicating that there would be no smoking around the store but this is never the case in any of the stores that I have viewed since legalization.

I am 100% against this and am disheartened that this might end up happening.

I do hope you take my concerns into consideration.

Kindly,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 6, 2020 8:59 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street concern

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my concern over the application to turn 1391 Richards Street (which I believe is currently Trees Coffee shop) use from Restaurant Class I to Retail Cannabis Store.

I am a resident of s.22(1) and have resided here for s.22(1). Vancouver is rife with Cannabis stores, and based on the demographic of the neighborhood (Pacific Street and South) I do not understand why we need another cannabis store so close by. This area is family-oriented and professional. There is already limited amenities (grocery stores, coffee shops, restaurants, etc.) and taking away another one only devalues the neighbourhood and further limits our choices. I am not against Cannabis retail opportunities; but Granville street is two blocks away with ample selection and there are many other places in the downtown core that already supply cannabis. I have been a patron of Trees for many years, and will be sad if it changes; however, if that happens I would like to see another family-friendly option in its place.

I really hope the Director of Planning takes this concern seriously and turns down the application.

Sincerely

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 6, 2020 8:31 AM
To: Meawad, Hossam
Subject: [EXTERNAL] Feedback-1391 Richards Street. Choom Holdings Inc.

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Hoosam,

I am writing to express my concern about the proposed opening of the cannabis store at the location above.

I am s.22(1) I decided to move to an apartment near Seymour and Pacific after all my children moved out of the family home. My major considerations are safety and security, not only when I am inside. More importantly, it is when I am out and about. I was happy with my decision, until I found out about the proposed cannabis store right in the middle of my community. This decision not only affect s.22(1) There are two daycare centres just steps away from the proposed location. There are young parents with babies walking by that store day after day. This will have negative impact on our future generation.

Granville street entertainment district is two blocks away. Is it necessary to put a Cannabis store in between tow daycare centres and in the middle of a family-oriented community?

Thank you for your attention.

Yours sincerely

s.22(1)

Sent from my iPad

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, February 5, 2020 3:58 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Re: Notice of Development Application 1391 Richards Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Meawad,

I received a notice of development application for 1391 Richards Street, informing me of proposed plans to open a cannabis retail outlet at this location. I live across s.22(1).

I strongly oppose this application on the following grounds:

1. The location is surrounded by high-density residential housing, some of which contains young families and children. I recall the problems faced by residents near a previous unlicensed Weeds outlet on Richards and Helmcken, including excessive pot smoke on the street, excessive noise, etc. I don't want a repeat of that in this quiet corner of downtown.
2. The proposed opening hours are far too long. Keeping the store open until 11 PM seven nights a week will cause excessive noise, not to mention attract an undesirable clientele. We have enough problems with traffic noise in this area. Adding a late-night pot retailer will only increase it. Not even the few coffee shops we have left here are allowed to open so late.

I don't understand why the city would consider placing a cannabis store in a residential neighbourhood with not a single other late-night retail outlet, while only a few blocks away, all of Granville Street is open for business until very late. Why not allow pot shops to operate there instead?

Please consider my objections, which I am sure are shared with many of my fellow False Creek North residents.

Sincerely yours,

s.22(1)

s.22(1)

Meawad, Hossam

From: § 22(1)
Sent: Wednesday, February 5, 2020 12:53 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Comments on 1391 Richards St - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

We wanted to provide comments to a development application in our neighbourhood: 1391 Richards St - DP-2019-01012.

We recently moved to the area and were extremely disappointed to see plans to convert 1391 Richards St from a Restaurant Class I to a cannabis retail operation.

We own and live in a condo building § 22(1) and do not wish to have this type of business in the neighbourhood. We feel strongly that Choom Holdings should take their business elsewhere.

While we understand cannabis is now legalized in Canada, and that Choom proposes to be a "good neighbour" - this is simply NOT an appropriate location for cannabis retail for the following reasons:

- This area is a family-oriented neighbourhood with nearby daycares and pre-schools. In fact, the Charleson Childcare Centre is located just 60 metres away from 1391 Richards St, as well as The Sea Star Child Centre which is located 260 metres away from 1391 Richards St. This alone violates the 300m distancing requirements set by the city.
- Cannabis retail operations should NOT be located near vulnerable populations. The Kindred Place, a housing society for those needing support with addiction recovery, is located just 81 metres from 1391 Richards St
- A development permit (DE419528) for 1078 Mainland has already been issued for cannabis retail. Is it really necessary to have a similar type of operation so close by in the Yaletown area?
- This is a highly residential and quiet end of Richards St, and we have grave concerns that the long operating hours will cause noise and disruption to this area
- We bought this high-end condo at a certain value and now feel that the direct presence of a cannabis retail operation will detract or downgrade our property's future value

We also have further questions about statements made in Choom's operational letter:

- How will Choom and City of Vancouver specifically enforce a no-noise and no smoking rule in the area?
- How will Choom and City of Vancouver prevent cannabis consumption around the area? Particularly when a customer has exited the store?

The type of business that operates in this location should provide a greater community benefit, similar to the hair salon, restaurant and convenience store on the same block. We feel that Choom does not provide such benefits and only serves a very specific segment of the community.

We hope that our comments will be taken into careful consideration and that this development application is outright denied.

Regards,
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, February 5, 2020 11:10 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards development

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Meawad, I appreciate the City of Vancouver sending out the development application form for this property. I am against this proposed development. With two city parks within a very short walk of this proposed site. As well as an elementary school and daycare, all using these parks along with the many children that live in the immediate area. I feel the use of the cannabis products will increase tremendously in these public spaces. Also the many dogs that run in Wainborn park as we all know can be seriously affected by ingesting cannabis with thc.

Thank you for hearing my concerns.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, February 5, 2020 10:01 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards st

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
This is with regards to DP-2019-01012.
I've noticed that the named address is not on Vancouver/dev website.
I own a unit at s.22(1) and I am not in favour of a cannabis store in the building as this will encourage unwanted activities in the area.

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, February 5, 2020 8:25 AM
To: Meawad, Hossam
Subject: [EXTERNAL] Application DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly against the proposed redevelopment (DP-2019-01012) to allow a retail cannabis store at 1391 Richards Street. The City has worked hard in the past ten years to clean up the area and make it safer. With a park across the street, which is unlit at night, the area may become a place to attract crowds of cannabis users at all hours of the day and night. Please keep the area safe and clean!

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 8:52 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street DP - 2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Hossam

I am writing to strongly object to the application to change the use of the above property to a retail cannabis store.

The building is across the street from a childcare centre and a few buildings a way from a supported housing project Housing vulnerable people. There is also a childcare and supported housing project around the corner as well as a youth rehab centre on drake and Seymour.

My understanding is that cannabis stores are to be located away from such locations especially from near children and vulnerable youth.

I trust that these objections are noted and reported to Director of planning and council

Kind Regards

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 5:41 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Development Application 1391 Richards Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Meawad,

Please be informed I am NOT in favour of having a Cannabis retail store at the above noted address. It's not a good fit for the community.

Best,
s.22(1)

Sent from Yahoo Mail for iPhone

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 2:39 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards St DP-2019-01012

Importance: High

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Hossam,

I received the notice regarding the retail Cannabis store.

I am highly against this.

I do not support this in my immediate neighbourhood.

In my opinion, Cannabis should not have been legalized to begin with!

s.22(1)

Vancouver, BC s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 2:12 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

As a resident of the neighborhood I am hereby writing to express my concerns regarding the development application for 1391 Richards Street - DP-2019-01012.

I am s.22(1) professional and believe that the establishment would not bring any real benefit to the neighborhood and community.

I would highly encourage you to hold a public hearing to get more residents feedback but I am certain that a restaurant would be far more valuable than one more cannabis store.

Kind regards,
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 12:24 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Written Comments about 1391 richards street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Hossam,

I just wanted to email you and express my support for the local trees coffee shop being transformed into retail cannabis.

I live at s.22(1) and would love to see a new cannabis shop opened in the area again.

If you need anything further, in regards to my support please let me know.

Kind Regards,
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 11:36 AM
To: Meawad, Hossam
Subject: [EXTERNAL] Feedback - 1391 Richards St. Choom Holdings Inc.

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

I am concerned about the proposed opening of the cannabis store at the location above. In particular, the area is home to many young families with young children. In fact, the Charleson VSOCC daycare is mere steps away from this proposed location - where young children and families attend to daily.

I think the cannabis store would have a detrimental impact to the nature of the neighbourhood based on the types of customers it may attract. I do not think that the neighbourhood would be best served by this type of business.

As a s.22(1) I do not support this type of establishment opening in this area. Regulation should address where these types of shops can open, as I believe the greater community interest should be taken into account.

Sincerely,

s.22(1)

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 10:19 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street Development Comments

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live s.22(1) proposed development. We are against it because of the following reasons:
non-medical use of cannabis is bad for your health, the bad smell emerging from such an establishment every time you walk by the shop and the type of people attracted to such places.
The presence of such establishment would devalue the entire neighbourhood.

We hope this proposed development is not approved.

Best regards,
s.22(1)

Sent from Mail for Windows 10

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 8:44 AM
To: Meawad, Hossam
Subject: [EXTERNAL] RE: Choom application 1391 Richards Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We attended Choom's presentation to owners of our building s.22(1) I am in favour of this application.

However, at the presentation the Choom representatives stated hours would be no later than 10 pm (not 11 pm as on your flyer). I am **not supportive of the later hours** and may have voted differently had I known their application is now requesting 11 pm. I am hoping that COV will restrict their operating hours to no later than 10:00 pm.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 4, 2020 8:08 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hossam

I am a resident at s.22(1). I am deeply concerned and wholeheartedly object to the alteration of 1391 from restaurant status to Retail Cannabis Store. This neighborhood (Pacific street + North) is family orientated, and there are significant Retail Cannabis Stores within walking distance. I am not sure the reason for another? Several of these stores have been closing down and, while I am not completely aware of the reasons, how is a Retail Cannabis Store profitable? Why do we need another Cannabis store providing only one product seven days a week for 12 hours? The city (and downtown) is saturated with them. There is no reason for another.

Secondly, this area (Pacific Street and north) has few restaurant, cafe, and shopping amenities and removing one only makes this neighborhood less desirable. That space as a coffee shop (as it currently is), a corner store, a restaurant is the best use of that property for the residents.

I hope you pass this concern to the director of planning and they *seriously* consider turning down the application for the benefit of the neighbourhood, the residents of Vancouver, and, in my opinion the owner of this commercial space. I believe it is in everyone's best interest that this does not happen.

Thank you

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, February 3, 2020 10:43 PM
To: Meawad, Hossam
Subject: [EXTERNAL] DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

I am writing in regard to the development application DP-2019-01012. As a resident in the immediate proximity to the proposed development site at 1391 Richards Street, I am strongly opposed to the proposed plan to change the existing zoning from Restaurant Class 1 to Retail Cannabis Store. I hope the City of Vancouver decides against allowing a cannabis store in the Beach District. We need more restaurants in the area, not marijuana shops.

Sincerely,

s.22(1)

The Charleson Strata Council

Recipient: City of Vancouver Director of Planning

Dear Mr. Kelley,

We are strongly opposed the Application for the Cannabis Store at 1391 Richards Street, Vancouver.

We believe the liveability of the neighboring residents will be significantly affected along with the character of the neighborhood. There are several concerns relating to the proximity to several establishments such as Children Centers like Charleson Children Center across the street and the Mark Children Center directly behind this space. The store would be a block from George Wainborn Park and David Lam Park where families and children gather. Elsie Roy Elementary School uses David Lam Park's playground and park area for its outdoor space which is only a block from this location. It is a few feet away from Kindred Place and Covenant House which provide services and housing for vulnerable individuals.

Furthermore, the proposed location does NOT meet the City Bylaws specifically Section 11.6.2(e) which states a cannabis store is not permitted on any site other than a site located on a block where all or part of the street in that block has a painted centre line. The Richard Street upgrades which have begun will upgrade this block so there will NOT be a painted center line.

This location does not meet the city bylaws, and should be denied by the Director of Planning.

[illegible]

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	Vancouver		Canada	

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 9:32 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Fwd: Cannabis shop at Richards & Pacific

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Hossam:

>

>> I hope that this email finds you well. I just wanted to let you know that I oppose this cannabis shop opening at the noted location. My s.22(1) and we walk to s.22(1) that way everyday. The staff at the mark also use the same route to take kids to the George Wainborn park too. I can imagine that the children and parents at the Charleson Children Center also the same route as us too, passing this shop on a daily basis. My question is how could there ever be a suggestion for this type of business in the first place considering municipal requirements say that a cannabis shop can't be within 300 meters of schools, community centres and organizations that support youth. The Mark, Sea Star and charleson children centred all fall in within 300 meters of this establishment. I'm also very worried for all the at risk youth at the covenant house.

>> I know that I speak for a lot of people within our community that we don't want this shop near our kids or the at risk youth.

>> Please consider our points and we hope that the right decision is made for our community.

>> Thank you

>> s.22(1)

>>

>> Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 9:26 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Cannabis shop at Richards & pacific

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Hossam:

I hope that this email finds you well. I just wanted to let you know that I oppose this cannabis shop opening at the noted location. My s.22(1) and we walk to s.22(1) that way everyday. The staff at the mark also use the same route to take kids to the George Wainborn park too. I can imagine that the children and parents at the Charleson Children Center also the same route as us too, passing this shop on a daily basis. My question is how could there ever be a suggestion for this type of business in the first place considering municipal requirements say that a cannabis shop can't be within 300 meters of schools, community centres and organizations that support youth. The Mark, Sea Star and charleson children centred all fall in within 300 meters of this establishment. I'm also very worried for all the at risk youth at the covenant house.

I know that I speak for a lot of people within our community that we don't want this shop near our kids or the at risk youth.

Please consider our points and we hope that the right decision is made for our community.

Thank you

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 9:00 PM
To: Meawad, Hossam
Cc: s.22(1)
Subject: [EXTERNAL] re: Development Application for 1391 Richards St.

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hossam,

We are owners of a residential strata unit at s.22(1).
At the Special General meeting we voted against changing the bylaws to "allow a non residential unit to be occupied/modified for the purpose of growing, producing, harvesting, marketing, selling and distribution of cannabis or marijuana".
Unfortunately the majority voted to pass it and give a green light to the project. s.22(1) has a No Smoking bylaw that includes all strata units and common areas (including limited common property).

If the decision is for the project to go ahead, we object to the proposed operating hours. Think the latest it should be open is 9 pm.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 7:05 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello **Hossam Meawad**

I am writing in concern of Development Application : Cannabis Store 1391 Richards Street

I currently reside in s.22(1) and have reviewed the city bylaws in 'how to apply' for a cannabis store. I am concerned about the following items:

- Proximity of this location to **Covenant House** (serves at risk & vulnerable youth) *according to the bylaws I read on the city of Vancouver website it states that a Cannabis Store must be 300m from a centre that serves vulnerable youth. Covenant House provides counselling to these youth for drug and addiction. These young could be homeless, have no family, & some are fleeing from violence. This location is approximately 250m away from 1391 Richards street
- Proximity of this location to local parks (**George Wainborn & David Lam Park**) with playgrounds for small children.
- Proximity to Daycare Centres that serve children age 0-5 & Pre-school (**Vancouver Society of Childrens Centres**) : **The Mark Childrens centre (150m), Charleson Childrens Centre (50m), Sea Star Children centre and Preschool**
- Proximity to **Elsie Roy School** (although more than 300m of school it might be closer depending on the property line); Students from Elsie Roy School play at the playgrounds after school at David Lam Park
- this is a highly populated residential area with lots of families with young children (9 high rise condos surrounding corners of Richards & Pacific BLVD (**501 Pacific, The Mark, The Charleson, Azura 1, Azura 2, Aqua, ParkWest One, Parkwest 2, Waterford**). Plus more on Homer Street. Having a cannabis store in such close proximity will cause risk to the children and expose them to potential toxic things. As per the Zoning & Bylaw document 11.6 it states that the director of planning shall have 'regard to the liveability of the residences' - regardless if people smoke outside of the store there is an overwhelming smell that comes from a cannabis store that could also put our young children at risk.
- **Kindred Place** is a drug and alcohol free low income housing that has 30 beds dedicated for those recovering from drugs and addictions.
- In the development application 'Operational Letter': Choom stated:

- Relaxation Rationale: "that this application meets all of the Vancouver Land use Bylaws;"
***however, the location does not meet the bylaws based on the location being within 300m
of Covenant House that serves at risk youth

- that they were "looking forward to serving the community of 'Kitsilano'; however, this
neighbourhood is not part of kitsilano- this concerns me as it demonstrates that this application is
unprofessional, careless, and generic that they are not even considering the fine details of their
application. If they do not put effort into these fine details and don't care enough to even ensure their
letter to the city is accurate then are you able to trust that they will abide and uphold the regulations.

Based on the review of the by-laws reviewed at <https://vancouver.ca/doing-business/cannabis-retail-dealer-business-licence-applicants.aspx> & https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf?_ga=2.13857207.1491342425.1581643917-1573299842.1581483448 this development application should be denied.

Please consider the liveability of the residences and the safety of our children - it only takes 1 small item to be dropped on the ground for a child (young or school aged) to pick up for it to be toxic and life threatening. This is neighborhood that serves at risk youth and exposing these youth to temptations and the children at Elsie Roy does not serve in best of the public interest.

Best Regards,

§.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 7:01 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Opposition to 1391 Richards Street - DP-2019-01012
Attachments: signature.asc

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Meawad,

I vehemently oppose any retail cannabis operations in this neighbourhood. It is a highly residential area with many schools, day care facilities, and parks.

Covenant house is about 150-200m away
Charleson Daycare is right across the street George Wainborn park is less than 250m The Mark Daycare is about 250m
Sea Star is about 150m Elsie Roy is about 600m

Regards,

s.22(1)



Meawad, Hossam

From: § 22(1)
Sent: Thursday, February 13, 2020 2:18 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Development application - 1391 Richards DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

February 13th, 2020

Attn: Director of Planning, City of Vancouver

Re: 1391 Richards St. DP-209-01012

I am a long time resident in the § 22(1) building and have strong concerns with the development application at 1391 Richards St.

From the City of Vancouver's website the 'Steps to getting a cannabis retail store business licence', Step1 states:

Meet municipal requirements:

The location must be in a commercial zone, and be at least 300m from:

- Schools
- Youth facilities that serve vulnerable youth

This application does not meet the two criteria listed above for the following reasons:

Elsie Roy School

The school children of Elsie Roy school (150 Drake Street) conduct their physical education activities, and play during lunch and recess at the grass field of David Lam Park (1300 Pacific Blvd). The distance between the proposed cannabis shop and this field is 250m. Although the official wording in the requirement states 300m from schools, since the school children use the park on a regular basis each day, the park is an extension of the school. Therefore, this application does not meet this requirement of being 300m away from a school.

Covenant House

Per the website of the Covenant house, the Covenant house (1302 Seymour Street) provides services to vulnerable youth. The following are examples taken from their website:

Covenant House Vancouver -

Providing love and hope to Vancouver's homeless and at-risk street youth.

Covenant House's Street Outreach team helps kids aged 16 to 24 who are living, or at risk of living, on Vancouver's streets.

The distance between the proposed cannabis shop and the Covenant house is 250m. Therefore, this application does not meet the requirement of being 300m away from a youth facility that serve vulnerable youth.

Children's Centres (Charleson, The Mark, and Sea Star)

The 3 VSOCC children's centres (Charleson, The Mark, and Sea Star) provide licensed child care services for children between the ages of 1-5. Although children's centres are not specifically listed in the 'Meet Municipal requirements' section of the City's application process, strong consideration should be given to these 3 children's centres. There is no difference between the children who attend these centres and a school.

The distances between the proposed cannabis shop and the children's centres are as follows:

Charleson Children's Centre (1378 Richards Street) – 100 meters
The Mark Children's Centre (100 – 1362 Seymour Street) – 210 meters
Sea Star Children's Centre (1451 Homer Street) – 270 meters

The proposed cannabis shop is too close to these children's centres and poses the same risks to children at a school.

In summary, due to the application failing to meet the City's application requirements of being at least 300m away from a school and from a youth facility that serve vulnerable youth, **this application must not be approved**. It would be negligent and in direct violation of the City's requirements if it was approved.

Sincerely,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 2:16 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Oppose Cannabis Shop

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

I live in Yaletown with s.22(1) I'm writing to oppose the proposal of the putting in a cannabis shop in the current Trees coffee shop location at Pacific and Richards.

This is a family neighbourhood and near schools and day cares and I feel that a cannabis shop has no place in our neighbourhood.

Thank you,
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 12:05 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Opposing cannabis shop application in Richards and Pacific

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I have a s.22(1) and I know many other families in this neighbourhood that are strongly against a cannabis shop going in our home.

There are countless daycares within 200 m away from the proposed area and a school less than 600 m away. Please reconsider the application so that we can keep our neighborhood family friendly.

Cheers,
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 11:31 AM
To: Meawad, Hossam
Subject: [EXTERNAL] No! to the opening of a Cannabis store close to my kids school

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elsie Roy school is very close where this store is planning to open! Municipal requirements say that a cannabis shop can't be within 300m of schools, community centers, and organizations that support youth.

Covenant house is about 150 -200 mts away.

Charleson Daycare is right across the street

George Wainborn park is less than 250m.

The Mark Daycare is about 250m

Sea Star is about 150m

Elsie Roy is about 600m.

There are too many young people around. We have to protect the young ones not the business!!!

Kindly

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 10:59 AM
To: Meawad, Hossam
Subject: [EXTERNAL] Opposition to Development on 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Meawad,

I write to express opposition to the proposed development on

1391 Richards Street - DP-2019-01012,

which intends to open a cannabis retail store, to be open 7 days a week from 10 am. to 11 pm!

As a concerned citizen, property owner, and a mother, there are multiple reasons to deny this permit:

- a) the close proximity (a two block radius) to a public elementary school - Elsie Roy
- b) The proximity within a block, of a public park and playground - Richard Wainburn
- c) the proximity of a VSOCC daycare -The Mark
- d) the proximity of a community park -David Lam, within less than two blocks.

Yaletown has already a good number of bars, businesses, and other venues that are adult oriented. I firmly belief that the proposed space to be highly inadequate to the existence of a cannabis store.

Families and the whole Yaletown community want to keep this area family-friendly.

Thank you.

s.22(1)

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 9:44 AM
To: Meawad, Hossam
Subject: [EXTERNAL] PLEASE READ: 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

I am writing to you today to vehemently oppose the application at 1391 Richards Street - DP-2019-01012 for a Cannabis Shop.

The Municipal Requirements state that the business location should not be within 300 metres of a Youth Facility that serves vulnerable youth and the Covenant House is approximately 150-200m away. It is literally right around the corner.

In addition to this, there is a Daycare right across the street located in the Charleson building at 1378 Richards Street as well as TWO other Daycares nearby: The Mark (250m) and Sea Star (150m).

There is also George Wainborn Park with a playground that is less than 250m away.

And finally there is Elsie Roy school that is approximately 600m away.

There is a large population of kids in the area and I feel that a Cannabis shop in the centre of all of the above noted locations is not welcomed by the mass number of families living here s.22(1)

Thank you for considering my comments.

Could you please confirm receipt of my email?

When will there be an update on the status of this application and where will I be able to find it?

Thank you again.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 9:39 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Hossam, just wanted to drop some thoughts on the proposed development of 1391 Richards into a retail cannabis shop. I'll admit, I can see the demand for such facilities, but this is definitely an area I'd classify as a sensitive area. There are loads of kids in this area (there's a daycare right across the street), an elementary school a block or two away, a park a lot of children go to very close by and Covenant House nearby as well serving vulnerable youth.

Initially I wasn't sure if this was a bad thing or not, but I ran into a study in Colorado that found that opening a dispensary on a street resulted in an 18% increase in property crime and notable drug and disorder crime increases as well.

<https://www.tandfonline.com/doi/full/10.1080/24751979.2019.1691934>

There has to be a better location for this development.

Meawad, Hossam

From: s.22(1)
Sent: Thursday, February 13, 2020 9:34 AM
To: Meawad, Hossam
Subject: [EXTERNAL] Proposed Cannabis Store at 1391 Richards St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Hossam Meawad,

I received a notice on the mail regarding an application to change the use of 1391 Richards, currently Trees Coffee, to a Retail Cannabis Store.

I am VERY CONCERNED and highly OPPOSE to the proposed change as this will highly impact the residential living in our neighbourhood.

We are in a family oriented neighbourhood with schools, parks, child care facilities around. Can we just leave this area free of adult only stores that do not belong?

Few blocks away you can find Granville with all adult facilities, stores, nightclubs, etc. Just please leave respect the areas for everyone. This kind of store can be open where the adult entertainment is and not where the families with young children live.

I hope you listen to the people living in the area that at the end are the ones that will be affected with any change made.

Thanks for your time.

Regards,

s.22(1)

Meawad, Hossam

From: § 22(1)
Sent: Thursday, February 13, 2020 9:31 AM
To: Meawad, Hossam
Cc: § 22(1)
Subject: [EXTERNAL] Development Permit Application 1391 Richards Street, DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Hossam Meawad
To: Gil Kelley
From: § 22(1)
Re: 1391 Richards Street, DP-2019-01012-Development Application

I received a Notice of Development Application Notice for a Cannabis store going in across street at 1391 Richards Street. After doing research on this matter I am very surprised that this has even made it to a Development Application for a number of reasons:

1. The proposed site is 250 m from the youth facility—the newly constructed Covenant House. Covenant House is the largest privately funded agency in the Americas providing shelter, food, immediate crisis care, and an array of other services to homeless and runaway youth. 1302 Seymour Street
2. The proposed site is 81 m from a Neighbourhood House- More than a Roof-Kindred Place. Kindred Place is thirty self-contained studio apartments dedicated to full time support for addiction recovery, 1321 Richards Street.
3. The Mark Children's Centre- Right behind in lane is The Mark Daycare's playground. This is used by the small children throughout the day. The Daycare entrance is on Seymour Street 210 m from the proposed site. 1362 Seymour Street
4. George Wainborn Park is 200 m from proposed location. A beautiful Park kept by the city with beautiful landscape. A playground and family filled all the time. Having patrons of the new proposed store going across and loitering and smoking in the park will be detrimental to the residents of the buildings in the area and the people who enjoy the park. Will not be as safe in the evenings due to the long hours proposed by this establishment. 450 Beach Cres.
5. 501 Pacific which is the high-rise this proposed location is at the main floor of —has 2 long benches and a courtyard on the front corner beside the storefront. This will most likely be used by patrons of the store to use what they have purchased. It is an area which we walk-home from public transit at night and also walk our dog as it is our back yard. Our whole community here in this high density neighbourhood will not feel as safe with people loitering on the corner. There is not full time concierge or security to monitor 501 Pacific's front courtyard.
6. The Charleson Children Centre-100 m from proposed site. 1371 Richards Street
7. David Lam Park-220 m from proposed site. David Lam Park has sport courts, playgrounds & a spacious grassy area. 1300 Pacific Street
8. Sea Star Children's Centre- Beside David Lam park, 270 m from proposed site. 1451 Homer Street
9. Dorothy Lam Children's Centre and Elsie Roy Elementary School are beside David Lam Park and use the Park as their playground as they do not have an outdoor area. 150 and 188 Drake Street
10. The City is spending time and money putting together a biking network in this area. Richards Street will have a bi-directional bike lane as well as Drake Street. So much time and money has been put in already by The City in planning the area of Richards Street between Drake Street and Pacific Street, exactly where this proposed site will be located. This is not what the vision for this area has been in the meetings, surveys, diagrams The City of Vancouver has sent out to our neighbourhood for phase 1 and 2 of the upgrades of these streets. It is quite contrary to what has been proposed. This Cannabis store will have a big impact on the new vision and design of the upgrades to Richards Street. On the City Website it quotes the following—:” Upgrade Richards Street for all ages and abilities cycling in both direction• Improve safety by addressing doorings and conflicts with turning drivers• Provide a seawall-quality experience with an additional row of trees and a raised, two-way cycling path• Design for current and future cycling connections to build AAA network.”

11. The 1300 Block of Richards is one of the highest density blocks in the Neighbourhood, with newly the constructed Wall Building, Level Rentals, and The Charleson. The 501, Kindred House have been on the street for a while. There are a lot of new and exciting changes coming to Richards and Pacific Streets, new grocery store, new coffee shop, new beauty parlour, barber shop, as well as other new additions line the street in the 1300 Block of Richards. The Proposed licence will conflict with the vibe and character of our street and special neighbourhood. Please do not allow this application to be successful.

Thank you,

s.22(1)

Vancouver, BC

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, February 12, 2020 11:24 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Disagree on DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

I am an resident at s.22(1) close to 1391 Richards St. and I just noticed that there is an Cannabis Store application at this location. My family say NO to it.

I have s.22(1) and I do not want them to be this close to one cannabis store. What's more, there are two daycares very close to 1391 Richards St., one is the Mark VSOCC and the other is the Charleson VSOCC. If you search on google map you could see both of the two daycares are in less than 100 meters distance to 1391 Richards St..

My s.22(1) right now and I don't want s.22(1) to walk by a cannabis store or see one cannabis sign. And I believe none of the kids' parents of the two daycares would accept an cannabis store so close to their daycares.

Please consider the young kids and reject this application. Kids always walk around neighbor blocks with teachers in daytime. They are not supposed to be educated what cannabis is at this young age. And the people who needs cannabis could just walk a few blocks away to get what they need. It is not necessary to be too convenient to reach cannabis everywhere.

Thank you very much.

Sincerely,

s.22(1)

Meawad, Hossam

From: s 22(1)
Sent: Wednesday, February 12, 2020 6:05 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richard Street DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family hopes that the application will be denied. This is a residential neighborhood with young kids and health-conscience adults. There is even a day care center across the street. A retail cannabis store isn't suitable for this location.

I hope the city of Vancouver will deny the application.

Thank you!!

Meawad, Hossam

From: s.22(1)
Sent: Wednesday, February 12, 2020 3:51 PM
To: Meawad, Hossam
Subject: [EXTERNAL] FW: THE CHARLESON - Proposed Cannabis Store at 1391 Richards Street
Attachments: February12-2020-ProposedCannabisStoreat1391RichardsStreet_34728.pdf

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Hossam.

I'm an owner and a resident at s.22(1) from the proposed cannabis store. As a s.22(1), I don't like asking for restrictions to other small business. In this situation, however, I would agree with the Charleson's property manager and strata council. Permitting a proposed cannabis store so close to a daycare, and other organizations designed to support vulnerable and recovering people, doesn't seem like a wise decision. I, too, would ask that the City not permit a cannabis store to open at 1391 Richards Street. Should you have any questions, please don't hesitate to contact me at s.22(1)

Respectfully,

s.22(1)

Vancouver, BC s.22(1)

From: RANCHO MANAGEMENT <noreply@ranchogroup.com>
Sent: February 12, 2020 1:40 PM
To: s.22(1)
Subject: THE CHARLESON - Proposed Cannabis Store at 1391 Richards Street



MEMORANDUM

TO: All Owners of Strata Coporation EPS4774 "The Charleson"
FROM: Joseph Tsang, Senior Strata Agent
DATE: February 12, 2020
RE: PROPOSED CANNABIS STORE AT 1391 RICHARDS STREET
(CURRENT LOCATION OF TREES COFFEE)

Dear Owners,

As you are likely aware, Choom Holdings Inc. has applied to the City of Vancouver "the City" to change the use of 1391 Richards, currently Trees Coffee, to Retail Cannabis Store. We are concerned about the proposed change and have submitted the attached letter to the City, explaining our issues. Should you wish to express your own concerns,

you should communicate them to the Project Coordinator at the City (preferably this week): **Hossam Meawad, Project Coordinator**, hossam.meawad@vancouver.ca

We have arranged a presentation and information session with the Applicant, Choom Holdings Inc., on **Wednesday, February 19th at 7:30pm in the Wine Room on P3** for any of you who are interested.

Sincerely,

The Charleson Strata Council

Link to Development Application:

<https://development.vancouver.ca/pc1391richards/DevelopmentApplicationInformation1391RichardsStreet-DP-2019-01012.htm>

Please contact your Strata Agent directly if you have any questions regarding the above.

If you wish to be removed from our mailing list, please click [unsubscribe](#).

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 11, 2020 8:48 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Development DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I am writing to express my concerns on Choom Holdings Inc. application to change the use of a main level restaurant site to a retail cannabis store.

We already have a few Cannabis stores around. I do not believe that we need more
As a residential area here in Richards Street, buildings around are mainly residential buildings with infants and children. We have some child care centers around as well. The retail store might have bad influence on them. The effect of cannabis, similar to alcohol, will influence one's behavior and reaction. we had experienced people yelling and misbehave on street and this is disturbing some of the elderly living here. We do not want more.

Please take my concerns into consideration and turn down the application. Keep residential area a present living area for kids and elderly. Thank you very much

Regards

s.22(1)

Meawad, Hossam

From: § 22(1)
Sent: Tuesday, February 11, 2020 7:25 PM
To: Meawad, Hossam
Cc: Bligh, Rebecca
Subject: [EXTERNAL] Feedback on Development Application of 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hossam Meawad , Project Coordinator, City of Vancouver

Dear Mr. Meawad,

I am writing to provide input on this subject of the development application for a retail cannabis store at 1391 Richards St in Vancouver (application DP-2019-01012). I am writing this in haste, as I only yesterday heard of this proposal from some other parents in my neighbourhood community, and not from any communication from the City of Vancouver. I am, however, glad to have the opportunity to forward to you with some feedback regarding this development application.

While I understand that the sale of cannabis is now legal in the province of British Columbia, I am also aware of the City of Vancouver's requirements around businesses meeting the municipal requirements of being 300m from schools, community centres, organizations that serve and support vulnerable youth, and other retail locations that sell cannabis. I would like to bring to your attention the number of schools, community centres, daycares and social service organizations serving children and youth in our community, a number of which are located within 300 metres of 1391 Richards St:

- **Elsie Roy Elementary**, public school located at 150 Drake St, located 350m from 1391 Richards St
- **Vancouver Society of Children Centres** locations:
 - **Charleson Children's Centre**, 1378 Richards St, located 20m from 1391 Richards St
 - **Dorothy Lam Children's Centre**, 188 Drake St, located 325m from 1391 Richards St
 - **Elsie Roy Children's Centre**, 150 Drake St, located 350m from 1391 Richards St
 - **The Mark Children's Centre**, 1362 Seymour St, located 20m from 1391 Richards St
 - **Sea Star Children's Centre**, 1451 Homer St, located 150m from 1391 Richards St
- **Covenant House**, 1302 Seymour St, located 120m from 1391 Richards St - serving homeless, runaway and at-risk youth in our community.

(https://guidelines.vancouver.ca/M016.pdf?_ga=2.24612026.1258606121.1581475178-1453676324.1520730116)

- **Roundhouse Community Centre**, 181 Roundhouse Mews, located 400m from 1391 Richards St - this community centre not only offers recreational opportunities to the children and youth of our community, but specifically offers special events for youth using the services of Covenant House.

In addition to all of the nearby facilities noted above, there are a number of parks in our neighbourhood, including **David Lam Park**, **George Wainburne Park**, and **Emery Barnes Park**, all of which are used daily by children and youth in our community - each one of these parks is within 200m of this proposed cannabis retail location at 1391 Richards St.

Given the proximity of this proposed retail cannabis store to all of the above noted organizations and facilities that serve children and youth in our community, and particularly vulnerable youth, I trust that this application will not be approved for development. I am also aware of the recent forced closure by the City of Vancouver of a nearby cannabis store in the 1100 block of Richards St due to its inability to comply with these location dependent bylaw regulations.

Thank you,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 11, 2020 3:53 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Choom application 1391 Richards Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir,

As a resident of the building across the street from the proposed location, I would like to voice a strong objection to permitting this change of use. There are three daycares nearby, Covenant House is only a block away and Kindred Place (which House a number of recovering addicts) is in the same block. This is a very family oriented neighbourhood with parks, schools, and facilities for children, simply not appropriate for a pot shop.

s.22(1)

Sent from my iPhone

Meawad, Hossam

From: s.22(1)
Sent: Tuesday, February 11, 2020 2:14 PM
To: Meawad, Hossam
Subject: [EXTERNAL] DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Meawad,

I am emailed in regards to the Notice of Development Application that was mailed to my residence at s.22(1)
s.22(1)

I saw this sign go up on the current Trees Organic coffee shop the other day, and was immediately concerned. As a s.22(1) I am greatly aware of the negative connotation that retail cannabis stores have on the immediate area around them. Though they are legal, the stores rarely enforce the no smoking bylaw, or, retail customers immediately smoked when leaving the store premises, causing the smell to permeate around.

These stores are also known for attracting, at times, mischievous patrons, no different than a liquor store might. However, it is illegal to drink in public so the customers usually do not linger.

My concern is that I s.22(1) where I see the proposed location of this store. Our building s.22(1) is also in the direct path to George Wainborne Park, which I could see a lot of customers going to smoke. Already as it is, many pedestrians smoke and throw their butts onto our driveway and walkway, or into our fountain.

Another concern is that especially due to the large influx of students coming to the Vancouver House college development in the coming year, this cannabis store may create another huge hangout and area for smoking.

While I understand it is part of the evolving landscape in this city, I just cannot overlook the potential downside that could affect all owners in the neighbouring buildings, let alone the owners in 501 Pacific.

Thank You for considering my thoughts.

Best,

s.22(1)

s.22(1)

s.22(1)



Meawad, Hossam

From: s.22(1)
Sent: Monday, February 10, 2020 9:31 PM
To: Meawad, Hossam
Subject: [EXTERNAL] DP-2019-01012 Comments

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

Firstly, I want to say that I was in support of cannabis being legalized. I thought it would be a positive addition to our city. Overall, I still support the legalization of all drugs.

This being said, when there was a cannabis store located on Richards at Helmcken it created a lot of issues for the community. There were constantly clusters of people outside smoking too close to the residential building above, listening to music loudly, and having loud conversations and making noise late into the night. That was just the foot traffic - more upsetting were the people illegally parking (it was constant), some hotboxing their cars outside the store while blasting music after holding up traffic by blocking a lane with their hazard lights on while they ran into the store. Myself and our neighbours were relieved when it was finally shut down. Now I see an application for another cannabis store just a block away and I am scared for our community.

This is a family neighbourhood and home to social and supportive housing serving vulnerable groups of people including those with addiction and mental illness. This block is home to a religious community centre, children's and family centres. Welcome recent commercial additions to the neighbourhood have been Farm to Table grocery and Matchstick cafe and those are the kind of businesses we are seeking - businesses that serve all walks of life not adults-only type stores.

I worry about the safety of the children and those living in supportive housing in the area, and even myself, being exposed to increased impaired drivers on the block and the second-hand smoke. I already routinely see cars hitting cyclists in the bike lane along Richards so this will only bring more impaired drivers to the street increasing the chance of harm. If the safety risks, noise, and smoke disturbances could be mitigated then it wouldn't be as much of an issue - but that has not been our experience. The last cannabis store was operating illegally and that didn't seem to bring any extra attention from the VPD - and it shouldn't be their issue to always solve - you could help by not allowing the operating hours to be so late or restricting adult-only businesses to certain, more commercial districts of the City.

Having seen how negatively the last cannabis store impacted the community I am certainly not in favour of this one opening, especially with such long operating hours late into the night.

Please take my feedback into consideration. Granville Street and Robson Street have many retail vacancies, these locations would be just as accessible to people in the area seeking cannabis products.

Kindest regards,

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, February 10, 2020 8:41 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street - DP-2019-01012 feedback

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a Yaletown neighbour, and s.22(1) I don't agree with the location of the proposed business.

There's a daycare less than a block away! A playground, and a school in a two blocks radius.

On top of that this location is VERY close to community centres, and organisations that support youth - Covenant House is literally around the corner.

Please move this business to some other area where might be more suitable and were we don't expose our children to thing they don't need to be exposed.

--
s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, February 10, 2020 8:23 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

In regards to the above applications There's a park a block away, a school two blocks away, and the daycare.

This should not be considered.

Thanks

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Monday, February 10, 2020 4:01 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Development Application for 1391 Richards Street: DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hossam Meawad,

We recently received notification DP-2019-01012 that a Retail Cannabis Store may open at 1391 Richards Street. See attached.

We are vehemently opposed to this storefront converting to a cannabis shop. Specifically, allowing this cannabis shop at that location will change the nature of our neighborhood for the worse. Our neighborhood is considered ideal for families due to the proximity of the parks nearby. Any form of cannabis sales should not be allowed in such close proximity to our neighborhoods.

These type of establishments are not welcome. The hours of operation, the unhealthy nature of the products they sell, and the smell of cannabis will undoubtedly negatively impact our neighborhood and value of our properties.

I'm confident that other areas of the city that support high density retail storefronts would be better suited for a cannabis shop.

Please do not grant a permit or allow this storefront to convert to cannabis sales at 1391 Richards.

Sincerely,

s.22(1)



Meawad, Hossam

From: § 22(1)
Sent: Monday, February 10, 2020 2:37 PM
To: Meawad, Hossam
Subject: [EXTERNAL] Proposed Cannabis Store @ 1391 Richards Street: DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hossam Meawad,

I'm writing to express my strong disapproval of the proposed Cannabis Store at 1391 Richards Street.

I am surprised and concerned that such an application would be considered in an area that is primarily residential in nature. Such a business would be better located and served in an entertainment district such as Granville.

Within a one block radius of the planned location there are multiple child care facilities, an elementary school, multiple parks with children, and various social service facilities such as Covenant House. A cannabis business at this proposed location poses a high risk to such neighboring facilities and services.

I'm puzzled and cannot reconcile why this business would enhance the neighborhood.

Thank you for your consideration,

§ 22(1)

§ 22(1)

Vancouver, BC

Meawad, Hossam

From: s.22(1)
Sent: Monday, February 10, 2020 9:14 AM
To: Meawad, Hossam
Subject: [EXTERNAL] RE: 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Hossam,

I'm writing regarding the cannabis retail store development application for 1319 Richards Street. My wife, myself and my s.22(1) live a block away at Drake and Richards Street. Also, across the street at 1378 Richards Street is the Charleson Children's Centre. I think it would be in very poor taste that the city grant a permit for a cannabis retail store or a liquor store for that matter in close proximity to children. Also, there's a growing concern over the number of aggressive loiterers and drug use a couple of blocks north of the propose application at Emery Barnes Park.

Thank you for your time.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Sunday, February 9, 2020 1:43 PM
To: Meawad, Hossam
Cc: s.22(1)
Subject: [EXTERNAL] Input on Proposed Cannabis Store at 1391 Richards Street - DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hossam Meawad,

This is to inform you that we are **very strongly opposed** to the establishment of a cannabis store at 1391 Richards Street in Vancouver.

We are owners/residents at the Charleson building across the street from the proposed location and are against this proposal for the following reasons:

- this area is a residential area; a cannabis store should be located in a commercial area
- there are six cannabis stores already located in the downtown area, five are within walking distance from the proposed location at 1391 Richards Street
- the proposed location is located:
 - literally across the street from a children's day care: Charleson Children's Centre located at 1378 Richards Street
 - within one block from three other day care facilities: Vancouver Society of Children's Centres, Sea Star Children's Centre, Dorothy Lam Children's Centre
 - in close proximity of the Elsie Roy Elementary School located at 150 Drake Street
 - in close proximity of both the Covenant House Vancouver located at 1302 Seymour Street, and the Coast Resource Centre located at 1225 Seymour Street
 - a block away from both David Lam and George Wainborne parks which are heavily used by family and children

In reading the applicant's operational letter, we note that they refer to 1391 Richards Street as 'the community of Kitsilano'; are they aware that 1391 Richards Street is located in Yaletown, and not Kitsilano? It appears they are just throwing multiple applications out there, hoping to get one approved and not really caring where.

Please do not approve this proposed cannabis store at 1391 Richards Street.

Thank you,

s.22(1)

Vancouver, BC

Meawad, Hossam

From: s.22(1)
Sent: Sunday, February 9, 2020 1:25 PM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing with regards to the development application DP-2019-01012. As a resident in a building s.22(1) proposed development site at 1391 Richards Street, I am strongly opposed to the proposed plan to change the existing zoning from Restaurant Class 1 to Retail Cannabis Store. I hope the City of Vancouver decides against allowing a cannabis store in the Beach District. A cannabis store doesn't fit into this neighbourhood and casts a dark shadow in the otherwise pleasant surroundings.

s.22(1)

Meawad, Hossam

From: s.22(1)
Sent: Sunday, February 9, 2020 11:07 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richard Street; DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

RE: 1391 Richard St., Vancouver, B.V. ; DP-2019-01012

We **strongly against** the captioned development application to a Retail Cannabis Store on the said address.

Most people would not agree a store to sell cannabis directly across their home.

Would you like to see a gun store, a pub or a sex store of the similar negative operation next to your home ? **OF**
COURSE NOT !

When we put our investment to select a place which we call home, there is not a Cannabis store around.

As most people acknowledge that cannabis is not fitted for all ages therefore **it is not fare or right to allow this cannabis activities be applied and be operated from the original setting.**

This is a high density and relatively new residential neighbourhood with senior, schools, youth, gymnasiums, parks etc... close by.

The environment is highly expected to be healthy. It's planned for all ages living and a young suburban with lots of young families.

Babies and youth are noticeable all around the areas.

Please go elsewhere for a Cannabis Store which is far away from us !

Yours Truly !

Father of a Family

Meawad, Hossam

From: s.22(1)
Sent: Saturday, February 8, 2020 7:53 AM
To: Meawad, Hossam
Subject: [EXTERNAL] 1391 Richards Street DP-2019-01012

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

re: Development Application DP-2019-01012, 1391 Richards Street

I want the Director of Planning to approve the Choom DP-2019-01012 development application.

I am an owner and resident of s.22(1) in Vancouver, in the same strata as 1391 Richards Street, and I wish to register my support for DP-2019-01012. We had a special strata meeting with representatives of Choom Holdings Inc., and should they proceed with the development, I expect them to be excellent neighbours.

Of course, our special strata meeting was not without controversy, but we had a similar controversy over the Return-It recycling depot next door to the proposed Choom store. None of the fears perpetuated about the recycling depot were ever realized, and I expect this to be the case about the cannabis dispensary as well. Nobody wants to have problems with their neighbors, and I expect Choom will be just as good neighbours as Return-It has turned out to be: problem free, and a great resource to have in the neighborhood.

s.22(1)

Vancouver

Meawad, Hossam

From: s.22(1)
Sent: Friday, February 7, 2020 8:47 PM
To: Meawad, Hossam
Subject: DP 2019 - 01012

Dear Mr Meawad

I am in receipt of a notice re abovementioned development application for 1391 Richards Street. As resident owner of a home in s.22(1) I appreciate the opportunity to provide comment; I am not in favour whatsoever of a retail cannabis store in any proximity to my home.

thank you kindly

s.22(1)

s.22(1)

Vancouver



PLANNING AND DEVELOPMENT SERVICES
Mailing Address:
453 West 12th Avenue, Vancouver BC V5Y 1V4
tel: 604.873.7611

Development and / or Building Application Form

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: 1391 Richards Street Specifics: _____

Floor Level: Ground Suite No: N/A

Legal Description:

Lot(s) 11 Block(s) _____ District Lot(s) 541 Plan Number(s) LMS4050

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☒ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☒ No

Is the building being converted to strata-title ownership? ☐ Yes ☒ No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

This area must be completed by the person signing the application form

Your Name: Sean Bruce-Hayes

Mailing Address: 400 7015 MacLEOD TRAIL SW

City: CALGARY Postal Code: T2H 2K6

E-mail Address: sean@choom.ca

Phone Number: 778.919.4328 Fax Number: _____

Company Name: SEMPER PARATUS CONSULTING INC.

Business License Account Number: 19-204868

You are the:

- 01 ☐ Property Owner
02 ☐ Contractor
03 ☐ Certified Professional
04 ☐ Design Professional
05 ☐ Tenant
06 ☐ Agent for Owner
07 ☒ Agent for Tenant
08 ☐ Consultant
09 ☐ Non-profit Association
Cert. No: _____
10 ☐ Civic Department
98 ☐ Other

Note: Contractors/design professionals/consultants **MUST** have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

Complete the following for ALL applications

Property Owner's Name: <u>AMACON-ONNI MANAGEMENT INC., INC. NO. 477493</u>	
Address: <u>#500 - 856 HOMER STREET</u>	City: <u>VANCOUVER</u>
Postal Code: <u>V6B 2W5</u>	Phone Number: _____
Is the owner aware of this application? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Contractor's Name: <u>N/A</u>	
Address: _____	City: _____
Postal Code: _____	Phone Number: _____
Business License Account Number: _____	
Tenant's Name: <u>CHOOM BC RETAIL HOLDINGS INC.</u>	
Address: <u>#208 - 1525 W 8TH AVENUE</u>	City: <u>VANCOUVER</u>
Postal Code: <u>V6J 1T5</u>	Phone Number: <u>604.683.2509</u>
Job Contact: <u>SEAN BRUCE-HAYES</u>	
Address: <u>400 7015 MacLEOD TRAIL SW</u>	City: <u>CALGARY</u>
Postal Code: <u>T2H 2K6</u>	Phone Number: <u>778.919.4328</u>
Qualified Professional Contact Name (required for Salvage & Abatement): _____	
Address: _____	City: _____ Postal Code: _____
Phone Number: _____	Business License Account Number: _____



[illegible]

<p>What is the value of the work proposed? (Include cost of plans, material and labour) \$ <u>250,000</u></p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <p> <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Gas <input type="checkbox"/> Drain Tile <input type="checkbox"/> Plumbing <input type="checkbox"/> Sprinkler <input checked="" type="checkbox"/> Fire Alarm </p> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number SP _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												
<p>Complete the following for all residential buildings</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Existing</th> <th style="width: 20%; text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> </tr> </tbody> </table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p>Invoice # _____</p> <p>BU _____</p> <p>DE <u>DP-2019-01012</u></p>
	Existing	Proposed											
Total number of dwelling units:	_____	_____											
Total number of housekeeping units:	_____	_____											
Total number of sleeping units:	_____	_____											
<p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>	<p>Office Use Only</p> <p>BU (WWOP?) _____</p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>ENV. PROT. Site Profile _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL _____</p>												

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development or building application process. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

SIGNED AT VANCOUVER, B.C. THIS 12 DAY OF DECEMBER 20 19

DQC/2016/081493 (Revised March 2016)

SIGNATURE OF APPLICANT

From: "Okell, Corrie \ (DBL\)" <Corrie.Okell@vancouver.ca>
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 2/6/2020 2:36:37 PM
Subject: Mayor and Council Feedback-101013754739
Attachments: Mayor and Council Feedback-101013754739.rtf

Hi Hossam,

Here is some feedback that was received through Mayor & Council for the DP Application at 1391 Richards.

Corrie

CORRIE OKELL | Manager – Business Services

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Phone: 604.871.6495 **Cell:** 604.349.1198

corrie.okell@vancouver.ca



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Mayor and Council Feedback

Case number: 101013754739 Case created: 2020-02-06, 10:58:00 AM Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311
Address2:
Location name:
Original Address: 909 1351 continental street. The

Request Details

1.

Describe details (who, what, where, when, why):

Please do not put a pot shop at 1391 Richards. There are two daycares less than one block away. Granville street (need I need to comment on this street)is two blocks away. You will only make the degradation of this worse. We have enough pot shops in the area. Please do not approve of this application.

I have s.22(1) I pray that you will not negatively impact their social growth.

Yours:
s.22(1)
2.

Department:

Mayor and Council
3.

Neighbourhood:

Downtown
4.

Were any other cases or service requests created as a result of this feedback?

No
6.

(Don't ask, just record - did caller indicate they want a call back?):

Yes
7.

Council Item:

Not Applicable
8.

Select category:

Licences and Permits
10.

Specific area of concern:

1391 Richards Street
11.

Author Type:

Individual
12.

Correspondence Type:

Original Feedback
13.

Original Client:

s.22(1)
14.

Original Email address:

s.22(1)
15.

Original address:

s.22(1)

Additional Details

Contact Details

Name: s.22(1)
Address: ,
Address2:
Phone: Email: s.22(1)
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

From: "Sean Bruce-Hayes" <sean@choom.ca>

To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>

"Rachelle Dyer" <rachelle@money Penny Inc.ca>

Date: 2/19/2020 9:26:15 AM

Subject: RE: [EXTERNAL] DP-2019-01012 / 1391 Richards St

Attachments: Amacon Support Letter - Richards Street.pdf

Hi Hossam,

Please see attached letter from the landlord.

Are you able to give us an estimate for decision date?

Are you able to give us an idea on how many comments have been received?

Thanks

From: Meawad, Hossam <Hossam.Meawad@vancouver.ca>

Sent: January 31, 2020 10:20 AM

To: Rachelle Dyer <rachelle@money Penny Inc.ca>

Cc: Sean Bruce-Hayes <sean@choom.ca>

Subject: RE: [EXTERNAL] DP-2019-01012 / 1391 Richards St

Thank you, Rachelle. I will be sending out the postcards soon.

Best,

Hossam

From: Rachelle Dyer [<mailto:rachelle@money Penny Inc.ca>]

Sent: Friday, January 31, 2020 10:08 AM

To: Meawad, Hossam

Cc: 'Sean Bruce-Hayes'

Subject: [EXTERNAL] DP-2019-01012 / 1391 Richards St

City of Vancouver Cybersecurity WARNING: This is an external email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Hossam,

Attached are the photographs showing the sign has been installed at 1391 Richards St as of January 30th.

Kind regards,

Rachelle

250.216.1773

[MoneyPenny](#)

CONFIDENTIALITY NOTICE: This email message, including any attachment(s) hereto, is intended only for the addressee and may contain information that is legally privileged, confidential and/or exempt from disclosure under applicable law. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you have received this communication in error, or are not the named recipient(s), please immediately notify the City of Vancouver - FOI 2020-430 - Page 170 of 175

sender by telephone and delete this e-mail. Thank you for your cooperation.

Choom BC Retail Holdings

Retail Cannabis Store Development Permit Application – 1391 Richards Street

As the landlord of The 510 at Pacific and Richards, we are writing today in support of Choom's proposed retail location at 1391 Richards Street. As a business owner in Great Vancouver, we have a vested interest in ensuring that cannabis is dispensed responsibly through licensed retail outlets.

Evidence from states and countries that have legalized or decriminalized cannabis (including Canada) clearly shows that legal cannabis retail does not negatively impact the community; in fact, it can improve community wellbeing by increasing public awareness, reducing illegal activity, and providing a quality-assured supply of cannabis products.

Black market dealers and dispensaries are a persistent issue in our community. Aside from not paying taxes and selling untested product, these illicit operations make it incredibly easy for minors to access cannabis. As a legal cannabis retail location Choom is required to implement stringent security measures that ensure no cannabis is sold to minors and no minors are swayed to use cannabis, including mandatory ID checks, black-out windows, and restrictions on storefront signage – measures that keep youth safe while offering quality-assured products to those of legal age.

In closing, we would like to thank you for taking the time to consider our comments. We support Choom's retail cannabis application through all the required steps including the Development Permit, Board of Variance and BCLCR public notification.

Sincerely,

Signature

Lester Liao
Manager, Commercial Properties
Amacon
Suite 500 – 856 Homer Street
Vancouver, BC V6B 2W5

Dated: February 18, 2020

MEMORANDUM

April 21, 2020

TO: Director of Planning

FROM: Hossam Meawad, Project Coordinator

SUBJECT: Recommendation to DOP re: **1391 Richards St (DP-2019-01012)**

PROJECT DESCRIPTION: zone **DD**

To perform interior alterations and to change the use of approximately 950 square feet on the main level from Restaurant Class 1 to a Retail Cannabis Store.

RECOMMENDATION SUMMARY:

I recommend ----- as supported at Early Review with J. Bosnjak present for the following reasons:

- the City received objections from both neighboring property owners, adjacent tenants, and users in the vicinity.

CLEARANCES:

Department / Reviewer / Supervisor:		Notes:
Development	H. Meawad / JB	"Accepted with Conditions" Cleared 2020 Apr 21
Building	C. Fong / KA	"Accepted with Conditions" Cleared 2020 Mar 03
Engineering	L. Hawryluk	"Accepted" Cleared 2020 Jan 02
Social Policy	S. Hogg	"Accepted" Cleared 2020 Jan 08
Licensing	S. Hicks	"Accepted" Cleared 2019 Dec 13
Police	J. Keller	"Accepted" Cleared 2019 Dec 17

NOTIFICATION SUMMARY:

SITE SIGN – Install verified on Jan 31	POSTCARD – (sent: Jan 31 / end: Feb 14)
2018 TOTAL NOTIFIED	
127 TOTAL RESPONSES RECEIVED: 79 Objecting and 48 Supporting	
<ul style="list-style-type: none"> Concerns over the proposed retail's close proximity to community centers, childcare centers, schools, parks, supportive housing, and shelters would negatively impact this family oriented neighborhood; The proposed use is incompatible with the other uses in the area and the City's improvements to the area. So, concerns arose that approval of this proposal would defeat the purpose of 	

promoting learning, health, integrity, and rehabilitation;

- The proposed use would attract crime, lack of safety and security, noise, unwanted smell, and potential health risks;
- The proposed use should not be allowed because no centerline is painted on Richards Street; and
- Support the proposed retail as it would increase public awareness, reduce illegal activity, and provide quality assured supply of cannabis products.

TECHNICAL REVIEW:

BYLAWS, GUIDELINES, and POLICIES:

- Zoning and Development By-law – DD District Schedule
- Section 10 and 11 General/Additional Regulations
- Parking By-law section 3, 4, 5 and 6

RELAXATIONS REQUESTED: none.

PARKING: N/A

LOADING: N/A

BICYCLE: N/A

Please let me know if you have any questions and thank you for considering this recommendation.

Yours truly,



Hossam Meawad

hossam.meawad@vancouver.ca

(604) 654-0754

NOTICE OF DEVELOPMENT APPLICATION

1391 Richards Street
DP-2019-01012



January 31, 2020

Choom Holdings Inc. has applied to the City of Vancouver for permission to:

- perform interior alterations and change of use on the main level from Restaurant Class I to Retail Cannabis Store on this site with:
 - a floor area of approximately 950 sq. ft.; and
 - proposed operating hours:
10 am - 11 pm, seven days a week.

Under the site's existing DD 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 **February 14, 2020**. For more information and updates, visit: vancouver.ca/devapps

Or contact **Hossam Meawad**, Project Coordinator at 604.654.0754 or hossam.meawad@vancouver.ca