

File No.: 04-1000-20-2020-453

September 25, 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 18, 2020, for:

Records of letters received related to Development Permit application DP-2020-00316. Date range: May 15, 2020 to July 31, 2020.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-453); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[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.

:ag

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, 10 July, 2020 12:39 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Feedback in Favour of DP-2020-00316 (1120 Hamilton Street)

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Friday, July 10, 2020 11:04 AM
To: Hicks, Claudia
Subject: [EXT] Feedback in Favour of DP-2020-00316 (1120 Hamilton Street)

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

Hi Claudia,

I hope you're well.

I wanted to contact you to let you know that I'm strongly in favour of DP-2020-00316. As you probably know, Yaletown is very underserved in the Retail Cannabis offering and I feel this business would provide a very helpful service to the thousands of people living in this neighbourhood.

I also feel that the distinctly "adult" feel of Yaletown (there are rarely any children here) makes this a great location for a Retail Cannabis Store.

s.22(1)

s.22(1)

1120 Hamilton

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 11:23 AM
To: Kim, Jennifer (DBL)
Subject: FW: Development Application Notice - DP-2020-00316 - 1120 Hamilton Street
Attachments: Royal Vape - Davie Street.png

Follow Up Flag: Follow up
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Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Thursday, July 23, 2020 11:17 AM
To: Hicks, Claudia
Subject: [EXT] Re: Development Application Notice - DP-2020-00316 - 1120 Hamilton Street

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

Hello Claudia,

I would like to pass on my feedback for the Development Application Notice - DP-2020-00316 - 1120 Hamilton Street. I am a close neighbour to this property and would like to share my thoughts.

I have seen these Cannabis dispensaries show up in other parts of the neighbourhood and the predominant thing I notice is that they don't add much value to the community. They often have windows that are completely covered, obscuring the view inside, and leaving the outside store front cold and uninviting.

An example of this is seen at Royal Vape on the corner of Davie and Seymour (screenshot attached). They have "mirrored" windows which make for an uninviting cold experience in the neighbourhood. Yaletown is a vibrant part of the city with store fronts open to the public, patios with lively conversations and streets that have families on them. Unfortunately, the standard for most of these Cannabis shops is the opposite. They are closed off, private, and often an eyesore to most residents.

s.22(1)

I honestly would much prefer that this Development space continue as a hair salon, restaurant, retail store or something that adds value and contribution to the community. A space where people come together to create connections, not hide away to purchase Cannabis. I understand that Cannabis is legal and that there needs to be places to purchase it, but I am not convinced that this prime space in Yaletown is best utilized for a store like this. If anything, we need more OPEN store fronts in Yaletown to keep the community vibrant and welcoming.

I am opposed to this development application and would like to see something else in this space. I would encourage you to reject this proposal and ask the owners to find a different location.

If you would like more information or feedback from me, please let me know.

Thank you in advance.

s.22(1)





s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 11:34 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Re: Development Application DP-2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

A
J

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



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From: s.22(1)
Sent: Thursday, July 23, 2020 11:31 AM
To: Hicks, Claudia
Subject: [EXT] Re: Development Application DP-2020-00316

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

Hello Claudia,

My name is s.22(1) I live in the Yaletown neighbourhood. I am writing in response to the application notice for a Cannabis Store at 1120 Hamilton Street. I am against the approval of this application as it takes away from the family aspects that Yaletown has developed. Currently I am very pleased that Yaletown has few bars, liquor stores and nightclubs and instead has a healthy mix of retail stores, restaurants, salons, coffee shops and more. This variety brings a mix of ages and types of people but still allows for a healthy family environment. Cannabis stores, while legal, don't bring a family feel and often have clientele that can be less than appealing (as I have seen in other locations). I would like Yaletown to continue to be a vibrant community for my family that has family appropriate retailers and businesses. While I understand there may be a "demand" for this type of store in Yaletown, I do not feel like it is required to be located directly in Yaletown. I am against this development application and would like you to reject it.

Thank you in advance.

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 9:39 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Notice of development for 1120 Hamilton St

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: s.22(1)
Sent: Wednesday, July 22, 2020 6:20 PM
To: Hicks, Claudia
Subject: [EXT] Notice of development for 1120 Hamilton St

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

Hi Claudia,

I'm an owner of s.22(1) I'm opposing to have a cannabis store in such close proximity to my residence. It is a family oriented building so I don't think it is appropriate to have the cannabis store nearby.

Sincerely yours,
s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 21 July, 2020 2:16 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Re 1120 Hamilton Street, DP-2020-00316

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

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

From: s.22(1)
Sent: Tuesday, July 21, 2020 1:01 PM
To: Hicks, Claudia
Subject: [EXT] Re 1120 Hamilton Street, DP-2020-00316

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

Dear Ms Hicks, Project Coordinator

As a property owner in close proximity to 1120 Hamilton Street, I would like register my strong opposition to Hobo Cannabis Company's plan to change the use of the above noted address to a Retail Cannabis Store.

Thank you for taking note of my opposition to this development application.

Sincerely,

s.22(1)

Vancouver, B.C.

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1/20 Hamilton

From: Hicks, Claudia
Sent: Monday, 20 July, 2020 12:16 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP 2020 00316

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: s.22(1)
Sent: Monday, July 20, 2020 11:49 AM
To: Hicks, Claudia
Subject: [EXT] DP 2020 00316

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

Did you know there is a liquor store beside this location...talk about adding gas to a fire. I am dumbfounded this is even being considered.

s.22(1)

Sent from my iPhone

The contents of this email are intended only for the addressee and may contain confidential and privilege information. It's content and attachments may be covered by legal privilege. If you received this email in error please erase immediately and notify the sender.

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Monday, 20 July, 2020 7:24 AM
To: Kim, Jennifer (DBL)
Subject: FW: 1120 Hamilton St. - notification response

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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



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From: s.22(1)
Sent: Saturday, July 18, 2020 9:19 PM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton St.

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

With respect to HOBO cannabis.

Do we really need yet ANOTHER cannabis store in an area frequented by families for dining with children.

Are there not enough of them already, and if you believe more are required, can they not be on GRANVILLE STREET which i believe is already better suited for this clientele.

Not sure what wisdom there is in thinking that this is a necessary retail use that is in short supply.

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton St.

From: Hicks, Claudia
Sent: Monday, 13 July, 2020 2:03 PM
To: Kim, Jennifer (DBL)
Subject: FW: Hobo Cannabis Company Permit

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: s.22(1)
Sent: Monday, July 13, 2020 1:58 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] Hobo Cannabis Company Permit

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

Hi Claudia,

My husband & I have lived in Yaletown at the corner of s.22(1) We like to think we're pretty progressive and have always supported the deregulation of marijuana and opening up of Cannabis stores even though we are not users of the product.

Over the last 5 years we've noticed an escalation of crime in our community and we're very concerned that a store that has the hours proposed will really add to the already rowdy groups that congregate in the entertainment part of Yaletown. We've seen an increase in altercations with these club goers between themselves and also with other community members that might be just out walking their dog.

I am also an entrepreneur and so I support this owner's business endeavors...however, my husband & I do not support having this establishment open until 11:00pm 7 days a week! If they are a retail store, other stores in the area operate from 9-5.

s.22(1)

We realize there are clubs/bars that are open late but having this business being able to service this crowd until late just will add to the problems already existing.

As taxpayers we appreciate having the ability to voice our concerns. I really hope that what I've written about is taken into consideration when you make your decision about whether to grant a permit to this business.

Thank you.

Warmest regards,

s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

1120 Hamilton.

From: Hicks, Claudia
Sent: Monday, 13 July, 2020 3:13 PM
To: Kim, Jennifer (DBL)
Subject: FW: Comments: DP- 2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

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



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From: s.22(1)
Sent: Monday, July 13, 2020 2:39 PM
To: Hicks, Claudia
Subject: [EXT] Comments: DP- 2020-00316

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

Hello Ms. Hicks,

I'm writing to you about a permit for a cannabis store at 101-1260 Hamilton St. I and other neighbors that live on the same block as well as the surrounding area feel that having a store that sells cannabis is not the appropriate retailer for the area.

The heritage section of Yaletown consists of restaurants & lounges, hair & beauty salons as well as a few clothing/fashion retailers. In a neighborhood with many young families we feel that drugs of any type being sold outside of a Shoppers or London drug store is inappropriate. There are many vacant store fronts in the downtown core that are in a more suitable area for this type of business.

The area is very much a neighborhood and knowing that some of these stores have brought theft to their doors due to the product being sold we feel this would make our neighborhood less safe. We already notice an uptick in property crime after some homeless people were moved into the Roundhouse Community Centre. The VPD had also recently seized a large number of replica guns from Yaletown which in 20 years of living in the neighborhood I have never seen that before. Very concerning. So some of us have fears that this store could bring violence and break-ins with replica or real weapons.

s.22(1)

The neighborhood is very family oriented and in particular very young children that live, play and go to pre-school in the neighborhood. Trying to keep it safe for them is of the utmost importance to us.

I hope our concern will be considered and taken to heart. We are not against a legal operation having an opportunity to do business however, it should be in an appropriate area where it can thrive and family neighborhoods can exist in a safe and peaceful environment.

Thank you for taking the time to read this. You can contact me should you want to speak further about this.

Kind regards,

s.22(1)

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s.22(1)

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any text that might have been present.

s.22(1)

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any text that might have been present.

Kim, Jennifer (DBL)

1120 Hamilton

From: s.22(1)
Sent: Saturday, 11 July, 2020 9:41 AM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton street Development

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Hi Claudia,

It is s.22(1) we are the resident of s.22(1) Vancouver, and we received notice of development for 1120 Hamilton.

We are strongly against this project, this neighborhood is already very busy with lack of enough parking. Starting a big retail store especially cannabis will change the neighborhood and disturb it, and it might bring more homeless people to the area.

This neighborhood is mainly running by restaurants and fine businesses, having lines up in the street for cannabis will affect other businesses and also the residents.

Thank you in advance for your considerations.

Regards,

--
s.22(1)

Q

Kim, Jennifer (DBL)

1/20 Hamilton

From: Hicks, Claudia
Sent: Friday, 17 July, 2020 12:44 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00316 RETAIL CANNABIS STORE

Follow Up Flag: Follow up
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Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



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From: s.22(1)
Sent: Friday, July 17, 2020 11:02 AM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316 RETAIL CANNABIS STORE

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Development, Building & Licencing Department of the City of Vancouver

As a resident of the Yaletown area and a grandfather, ***I am against opening any store for selling mariovana to our kids in Yaletown or any place near Yaletown.*** More than 50% of Yaletown apartments are occupied by young, hard working, parents each having one or two kids. There is already one Cannabis retail store at 1080 Mainland Street.

I don't understand why the City Council is trying to convert Yaletown into another East Hastings.

s.22(1)

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

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Wednesday, 15 July, 2020 1:11 PM
To: Kim, Jennifer (DBL)
Subject: FW: Notice of Development DP-2020-00316

Follow Up Flag: Follow up
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Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083



s.22(1)

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From: s.22(1)
Sent: Wednesday, July 15, 2020 12:35 PM
To: Hicks, Claudia
Subject: [EXT] Notice of Development DP-2020-00316

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

Claudia,

I live in Yaletown so I have comments objecting to this application dated 07JULY2020:

- as a resident owner of a home in Yaletown, I do not have any favorable view of having a Cannabis store in this area. There are more than enough such stores in the downtown area e.g. Robson Street. I recall another Cannabis store development application on Smithe Street in Yaletown (Smithe and Nelson vicinity) a few months ago. The area on Smithe Street is a residential area; and the businesses in Hamilton Street are mainly restaurants, banks, boutiques etc. which should remain as such where families living in this neighborhood can go to without being in the vicinity of stores selling substance like Cannabis.
- it is unfortunate if children who are brought up need to have to be explained what Cannabis is, and why adults take it for recreational purposes just because the Government had irresponsibly allowed this to be legalized.
- I hope this is just the City having to do its due diligence to assess the application and not because the City is wanting to approve so many Cannabis stores (increase tax income for the City in dire times?). I

hope this application will get the rational, thoughtful appreciation of what is good, preventive measures for the people and the next generation rather than being short sighted. Prevention is always better than cure.

- I trust the City Councilors do a proper and all-rounded study of the impact of cannabis/marijuana use on the productivity, negative impact on the brain of the users. Also do a proper study on the cases of users for recreational purposes versus for any genuine "medical" reasons(if any).
- currently because of Covid pandemic and related housing of homeless people in the Roundhouse community center, this neighborhood has already seen increase in reported cases of unsavory presence, criminal activity, increase in thrash and litter (e.g. used injection needles etc) in the area. This had required more policing.
- the City has already enough of challenges with the pandemic, its economic impact, increasing tensions between certain groups of people and law enforcement(thankfully in Canada, the scale is unlike in the US) without any additional issues related to substance abuse.

I trust that these comments will be brought to the attention of the approvers of this application, and that the application will fail to get through.

Regards,

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 16 July, 2020 11:01 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1120 Hamilton Street DP-2020-00316

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

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

From: s.22(1)
Sent: Thursday, July 16, 2020 10:57 AM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton Street DP-2020-00316

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

Hello Claudia,

Regarding the proposed pot store at 1120 Hamilton Street I oppose this application.

The last thing Vancouver needs is another pot store and more potheads.

There are already plenty of pot stores in Vancouver.

Downtown Vancouver is filling up with young families and kids especially do not need to smell the stench of pot smoke and inhale second hand when they are outside.

In addition, they are asking for hours of 9am to 11pm 7 days a week. If people need pot they should buy it between 9am and 7pm for example.

For downtown residents who have to work in the morning they do not need to hear pot buyers buying and congregating outside of pot stores late in the evening.

s.22(1)

Sincerely, s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 14 July, 2020 6:22 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Opposing development application for 1120 Hamilton Street - Hobo Cannabis (DP-2020-00316)

Follow Up Flag: Follow up
Flag Status: Flagged

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V

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



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From: s.22(1)
Sent: Monday, July 13, 2020 9:06 PM
To: Hicks, Claudia
Subject: [EXT] Opposing development application for 1120 Hamilton Street - Hobo Cannabis (DP-2020-00316)

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

Hello,

My name is s.22(1) and I'm emailing to express my concerns and opposition to the idea of a retail cannabis store opening in the 1100 block of Hamilton. I own a unit and live at s.22(1) and the owners and residents in this building are mostly older, retired people who have no desire for a cannabis store.

The 1000 and 1100 block of Hamilton and Mainland are already very crowded (very hard to find parking around dinnertime or during any high traffic times), high in crime (there was a stabbing death in the 1100 block of Mainland few months ago), and the shops are catered for people looking for upscale dining, mostly on outdoor patios. The cannabis store will have the effect of:

- bringing more crime to this neighbourhood
- bringing more traffic to an already busy area, both foot traffic and vehicle traffic
- take away from the limited amount of parking spaces available from the residents of this block and the restaurant patrons
- bringing cannabis smokers who will pollute the area with cannabis smoke which will create an unsavoury and unpleasant smell in the area which will affect the residential dwellers and the restaurant patio diners

I hope you see that a retail cannabis store has no place in the heritage district in Yaletown and make the wise decision in rejecting their development application.

Thank you,

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Monday, 13 July, 2020 8:08 AM
To: Kim, Jennifer (DBL)
Subject: FW: 1120 Hamilton St.

Follow Up Flag: Follow up
Flag Status: Flagged

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V

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



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From: s.22(1)
Sent: Sunday, July 12, 2020 12:57 PM
To: Hicks, Claudia
Subject: [EXT] RE: 1120 Hamilton St.

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

Ms. Claudia Hicks,

I've received the Notice of Development Application for the above address. I'm strongly opposing to it because:

1. We've got lots of kids in this area because we've got day-cares, schools, parks, and the Roundhouse Community Center where the kids love to hang around or to attend extra curriculum classes.
2. We all know that our government is opposing to SMOKING, then why allowing weeds which will cause more harm to our blood vessels, our respiratory organs (including bronchi system, lungs), our eyes, and our skin, and in the long run, our central nerve system. Actually, we've found out that a lot of people have already been affected by bronchitis due to weed-smoking. Thus, in the long run, this will cause a much heavier burden to our healthcare system.
3. We all know that weeds will linger much longer time in the air and horribly smelly, which means that non-smokers would definitely be affected by second-hand smoking. Thus, causing harm to all - smokers or non-smokers.
4. This is a residential area with high density, especially the seniors. It also got a senior's home. Thus, more seniors would be affected.

5. We have already found a lot of people smoking in the parks and right outside of the Roundhouse Skytrain station (horribly smelly even down at the concourse level).

6. Those restaurants and bars in the Yaletown area have already got permit to serve drinks until late at night, this is causing a lot of boisterous activities (fighting, throw-ups and urine in the street or towards the buildings, yes, our apartment building) besides unnecessary loud noise when people got drunk. Plus the fact that people may be allowed to drink in some of the parks and beaches. Would those people obey to the by-laws and would there be enough policing? The answer is "NO".

7. s.22(1) thus, sometimes I found it really difficult to breath while walking in the street, let alone with such a big shop selling weeds. Besides, we've already got too many shops selling weeds in the surrounding area.

We have already got tons of troubles because the law is too lenient. Please have some mercy on us, the law-binding general public!!

Thank you for your kind attention to this matter. Would really appreciate it if you can disapprove this application which is definitely going to cause more harm to our neighborhood.

s.22(1)

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

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 14 July, 2020 3:30 PM
To: Kim, Jennifer (DBL)
Subject: FW: Notice of Development Application - DP2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Tuesday, July 14, 2020 1:30 PM
To: Hicks, Claudia
Subject: [EXT] Notice of Development Application - DP2020-00316

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

Dear Ms. Hicks,

I strongly object Hobo Cannabis Company to be located on 1120 Hamilton Street, Yaletown. This is a residential area where children and youth are living and playing.

Again, I am strongly against Hobo Cannabis Company or any other weed business to be located in Yaletown as the weed will create air pollution and create a bad smell in the city. More importantly, it will affect the development of the children and youth.

s.22(1)

Regards,
s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: s.22(1)
Sent: Saturday, 11 July, 2020 8:27 AM
To: Hicks, Claudia
Subject: [EXT] 1120 hamilton street DP -2020-00316- Pot store application.



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

Dear Claudia,

I just received the notice of development application in the mail for above noted development proposal. I am the owner of an apartment at s.22(1) building. **I totally disagree and am against the City of Vancouver giving permission to the change of use of the unit to retail cannabis store.** My written comments are as below.

1. We have enough problems in this area with drugs and cannabis smoking here already. Please don't add to the problem by the proliferation of retail cannabis selling, **please don't.**
2. People walking around high in this area as they smoke their cannabis openly that has been purchased at this store.
3. There are some very busy traffic roads in and around this store. Does the City want to take the responsibility and endure the comeback for people high on cannabis purchased at this store walking out into busy traffic roads and causing accidents to themselves and traffic ?
4. Many mothers and children live in this area and I am sure they are sick to death of cannabis smokers hanging outside of these shops smoking their joints as they always seem to do around these retail stores, fouling up the fresh air. I know I am, s.22(1) are for sure.
5. We are Vancouver residents and Vancouver City Hall tax payers and we strongly disagree and oppose this proposed change of use by the City of Vancouver. We will be very disappointed with City officials if this change of use is granted for just some of the above reasons. I am sure there are lots of other reasons as to why the change of use should not happen, but these are just a few of our concerns that immediately come to mind.
6. I hope the City of Vancouver take these stated and very real concerns by residents seriously in their decision making process on this matter.

Thank you,

s.22(1)

Owner living on

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Tuesday, 14 July, 2020 6:21 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Development Application DP-2020-00316

Follow Up Flag: Follow up
Flag Status: Flagged

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From: s.22(1)
Sent: Monday, July 13, 2020 5:45 PM
To: Hicks, Claudia
Subject: [EXT] Development Application DP-2020-00316

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

Dear Claudia:

Re. Development Application DP-2020-00316, 1120 Hamilton Street

I am writing this e-mail to voice my strong opposition against the proposed non-medical retail cannabis store at 1120 Hamilton Street.

My major concern is the odour and smell from such business, as the store is in the densely-populated Yaletown district surrounded by lots of residential towers where many families with children live. In the operational details provided by the applicant, the applicant did not address on how they would control the odour and smell from the store. Without any clear plan or proposal on the odour and smell control in their operational details, their application should be rejected.

If you have any question or concern, please contact me. Thank you very much.

Sincerely,

s.22(1)

Resident / Owner

s.22(1)

1120 Hamilton St.

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Friday, 10 July, 2020 1:33 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00316

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

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

From: s.22(1)
Sent: Friday, July 10, 2020 12:59 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316

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

I and my family reside s.22(1) and am writing to strongly object to an application to allow a change in use of 1120 Hamilton Street to a retail Cannabis store.
I employ the Director of planning to deny this application.
This site is just feet from residential buildings, both north and south of it, residences which are homes to families, small children and urban professionals. The character of Yaletown has undergone many changes in recent years, but it remains a home and a community for many residents.
There are many non residential mix areas for this sort of business.
Please do not allow this detrimental change to our neighborhood.

Respectfully,
s.22(1)

Vancouver,
s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 9 July, 2020 2:58 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] About Hobo Company application

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

From: s.22(1)
Sent: Thursday, July 09, 2020 2:57 PM
To: Hicks, Claudia
Cc: s.22(1)
Subject: [EXT] About Hobo Company application

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

Hi Claudia,

Hope you are doing well. We received the notice and strongly disagree with the application of this company as the location is a busy one. The location is central to all the stores and restaurants in the area. Although Cannabis is legalized now but many including us do not appreciate the smell and possible health related issues that relates to it. We live in the area and often visits the shops and restaurants there. With this application approved I'm afraid many families like us especially with young children will not be able to enjoy shopping or dining out in the area anymore. Thank you for your considerations.

s.22(1)

, (owner)

Kind regards,
s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 9 July, 2020 9:51 PM
To: Kim, Jennifer (DBL)
Subject: FW: DP-2020-00316 - 1120 Hamilton

Follow Up Flag: Follow up
Flag Status: Completed

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From: s.22(1)
Sent: Thursday, July 09, 2020 8:24 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316

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

Hi,

We, s.22(1) Vancouver, BC would like to object the captioned application.

Best regards,

s.22(1)

1120 Hamilton.

From: Hicks, Claudia
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP Application for 1120 Hamilton St.
Date: Thursday, 9 July, 2020 1:18:53 PM

Claudia Hicks
Project Coordinator - Development Review Branch
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-----Original Message-----

From: s.22(1)
Sent: Thursday, July 09, 2020 12:07 PM
To: Hicks, Claudia
Cc: Kelley, Gil
Subject: [EXT] DP Application for 1120 Hamilton St.

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

Dear Claudia,

Further to our conversation this morning regarding the DP Application for 1120 Hamilton Street, I am writing to follow up on my comments regarding the qualification of this use at that particular location. I own a property at s.22(1) and in the past year or so, have had two similar uses for cannabis related businesses s.22(1) turned down by the City. Reasons given were based on regulations which limit distance from a community centre or school, as well as a requirement that there be a centre line on the street which fronts the business. Obviously these two conditions would apply to this application as well.

s.22(1) I would, to say the least, be quite upset to learn that the rules and regulations for zoning are not being fairly applied to all properties.

Please keep me advised as to the progress of this application.

Thank you,

s.22(1)

(owner)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Friday, 17 July, 2020 6:59 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1120 Hamilton Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Claudia Hicks
Project Coordinator - Development Review Branch
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owner

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From: s.22(1)
Sent: Thursday, July 16, 2020 11:58 PM
To: Hicks, Claudia
Subject: [EXT] 1120 Hamilton Street

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

We just received the notice of development application of the above location today.

We strongly object the idea of having a Cannabis Store in the neighbourhood. There are plenty of residential units around this area with families and young age living in the proximity of the location, a Cannabis Store is not a proper choice for families and young age. We can have more restaurants, libraries, day care centres and many other recreational or leisure choices around our area instead of a Cannabis store. We just want a peaceful neighbourhood and also don't want to have long term negative impacts in our area. Please refer to the information from the following link.

<https://encadrementcannabis.gouv.qc.ca/en/le-cannabis/consequences-negatives-possibles-sur-la-sante-de-la-consommation-reguliere-de-cannabis/> [encadrementcannabis.gouv.qc.ca]

Our area has been a nice area for such a long time, we hope my objection can be taken into consideration and I don't want this area to be ruined.

Best regards,

s.22(1)

Kim, Jennifer (DBL)

1120 Hamilton

From: Hicks, Claudia
Sent: Thursday, 23 July, 2020 5:26 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00316 1120 Hamilton Street

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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From: s.22(1)
Sent: Thursday, July 23, 2020 5:10 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00316 1120 Hamilton Street
Importance: High

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

Dear Claudia,

Hope you are safe and sound. Thanks for sending me the Notice of Development Application DP-2020-00316.

I am definitely against any permission to open any Cannabis Store in Vancouver, specifically in Yaletown and English Bay.

It is indeed very unfortunate to see the growth of Cannabis stores in Vancouver which is supposed to be a hub of green architecture and LEED in North America. We have the impression that increase in growth of Cannabis use and retail in Canada will lead to more society issues and psychological problems unless supervised by medical doctors and specialists which unfortunately is not happening now!

Having a new Cannabis store in Yaletown will definitely affect this beautiful landmark and family oriented area in an adverse manner and promotes use of drugs and cannabis in the sea wall, Mainland street and roundhouse area. The suggested Cannabis retail is in the Proximity of roundhouse, David Lam Park and a number of Daycare facilities **and it would be a shame to destroy the nature of these beautiful life style by having a store like that.**

PO Box (owner)

So, we strongly oppose the idea of having a Cannabis Store in this area. We have the confidence that those who live or will be living in Yaletown, will be happy by refusing this application. Let's make Vancouver as much smoke free as possible. No matter if it is cigarettes or cannabis. After all is it not the goal of City of Vancouver to make this City the healthiest and most beautiful city in the world?

Thanks for your assistance.

s.22(1)



Kim, Jennifer (DBL)

1120 Hamilton

From: SUSHI MARO <sushimaro@hotmail.com>
Sent: Friday, 10 July, 2020 10:48 PM
To: Hicks, Claudia
Subject: [EXT] DP -2020-00316

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

We strongly disagree with this application. Weed store attracts wrong clouds and it will make dine in such an unpleasant experience for our customers. The smell of the store will take away eagerness to of craving and this kind to store does not match our Yaletown Restaurant concepts on this block

SUSHI MARO
1168 Mainland St #101,

Vancouver, BC V6B2S2 [maps.google.com]

Business owner.

(778) 371-8332