

File No.: 04-1000-20-2020-476

September 28, 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 31, 2020 for:

**All replies to the neighborhood notification issued regarding the Board of Variance hearing for La Canapa Boutique, 2549 Main Street (hearing date September 8th).**

**Date range for the records: August 1 to 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](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00).

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2020-476); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,

[Signature on file]

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

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

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**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Saturday, August 15, 2020 4:18 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal no. Z35653 - 2549 Main Street

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To whom it may concern:

As a resident living nearby I wholeheartedly agree with the REFUSAL of application number DP - 2 0 2 0 - 00031.

My family s.22(1) and I do not believe it would be appropriate or beneficial for s.22(1) for an establishment to retail cannabis nearby.

There are many families with children in an our residential area who could also be adversely affected by a cannabis store operations.

Sincerely,

s.22(1)

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**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Wednesday, August 19, 2020 3:33 PM  
**To:** Ng, Louis  
**Subject:** appeal No. Z35653 - 2549 Main Street

To whom it may concern,

As a neighbouring property I believe we have more than enough cannabis stores in the area. My major concern is that this store would be within a block and a half of a high school and 2 blocks from an elementary school. I thought there were rules around how close they could be to schools and this location would break those guidelines.

I am also concerned about the clientele this store would attract. s.22(1) by someone I believed to have been on drugs in this area and have seen a marked increased in the number of homeless people on the street.

I hope this appeal will be denied.

Yours truly

s.22(1)

**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Friday, August 21, 2020 10:10 AM  
**To:** Ng, Louis  
**Subject:** [EXT] Attn; Louis Ng

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Re; BOV Hearing for Appeal No. Z35653 - 2549 Main Street (original Application DP-2020-00031)...

Firstly, I can't believe the original application got as far as it did, and now I can't believe there is an Appeal Process being entertained.  
It all seemed pretty cut and dried.

As a s.22(1) here are my original comments (below) from April 2020 on the matter, and some *additional thoughts and concerns*:

*1) there are many students walking by the address in question both before and after school (when schools are open) and at lunch time.*

*2) there is a parking shortage in the area, especially on Main Street (restrictions) and the surrounding neighbourhood, with one way systems and bike lanes being the norm on 10th Avenue.*

"" Greetings Dallas...

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

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

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

- as for the Provincial regulations under which a license could be granted, we've done some rough checks using Google Maps, and there is a Secondary School (St Patrick's) located 220 metres from the proposed outlet's address, and the Mount Pleasant Community Centre entrance on Kingsway is 280 metres away. Also, the Coast Foundation Society is 300 metres from the proposed outlet, and the Vancouver Recovery Club is 350 metres on foot.

Sincerely,

s.22(1)

s.22(1)



**Ng, Louis**

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**From:** Rev. James Hughes <jhughes@rcav.org>  
**Sent:** Friday, August 21, 2020 11:28 AM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35653 - 2549 Main St.

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To whom it may concern,

I am writing to oppose Development Application No. DP-2020-00031, which seeks permission to erect a new cannabis retail store at the address 2549 Main Street, V5T 3E5.

We oppose it for the reason that the new cannabis store will be situated closer than 300 metres to St. Patrick's Regional Catholic High School, which is situated at the address 115 E 11th Ave, V5T 2C1, thus violating city bylaws. Our many concerns include the safety for all, especially minors.

Again, we wish that the presence of the High School and the students therein be taken into account, and that this petition be rejected.

If you need clarification to our objection as a community, please don't hesitate to contact to me.

Sincerely,

**Rev. James Hughes**  
**Pastor**

P: (604) 874-7818 ext. 111 / Fax : (604) 874-7815 / website: stpatsvan.com  
St. Patrick's Parish 2881 Main Street Vancouver, BC, Canada V5T 3G1



**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Sunday, August 23, 2020 12:28 PM  
**To:** Ng, Louis  
**Subject:** [EXT] Appeal No. Z35653

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s.22(1)

Vancouver, BC, V5T 0B6

s.22(1)

C/O: Mr. Louis Ng (Board Secretary)

To: the Director of Planning;

Dear Director;

It would not be the first time that the City Hall planning department is completely out of step with the wishes of the area residents. s.22(1) I bought our apartment both because of the off-beat charm of the existing neighborhood and because of the beautiful view of the city that we have from our apartment. Since our purchase s.22(1), we have seen this very charm, culture, and view systemically being eroded and threatened by none other than City Hall Planning. The residents of this building even sent in a petition last year signed by almost every owner in our building opposing the proposed development of a mixed 6 story apartment and retail building s.22(1) on Broadway and Quebec that will completely obliterate our view. This was completely ignored by Planning, and it was passed. I have since sent in a letter opposing the development application for the end corner of our block on Manitoba Street which will put our only communal outdoor patio completely under the shadow of yet another view-blocking eyesore of an 8 story office building, only to have received no response.

Now - we have an application refused by Planning for a building use that more accurately addresses the culture of the neighborhood, whereas, the applications that Planning *has* approved against the wishes of the neighborhood will far more radically depreciate the value of our existing property investments than the petty use of retail space in an existing building. I personally have nothing against having a retail Cannabis store in the neighborhood, and in fact would welcome it, as the two that were in the neighborhood previously have since been pushed out by City Hall. I personally do not even use Cannabis, but understand that many of my local neighbors do, and thus this use would more honestly reflect the culture and ambiance of the neighborhood. On the other hand; knocking down the charming old building and putting in a flashy retail outlet chain store would be as complete a culture clash on Main Street, as it would be on Commercial Drive.

For the above mentioned reasons, I personally wholeheartedly support Mr. Ian Fung and his appeal for application no. DP-2020-00031.

s.22(1)

Vancouver, BC V5T0B6

**Ng, Louis**

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**From:** s.22(1)  
**Sent:** Monday, August 31, 2020 9:01 AM  
**To:** Ng, Louis  
**Subject:** [EXT] Board of variance hearing for appeal No. Z35653-2549 Main Street

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Att. Mr. Louis Ng,

Dear Sir,

My name is s.22(1) and I am a s.22(1)  
Main street.

I consider that the approval of the new cannabis retail store, at 2549 Main Street , will impact negatively the operation of the s.22(1) stores, due to conflicting health product supplied.

I also think that a cannabis store will also have a negative effect to the neighbourhood.

Therefore, I am opposed to a new cannabis store at 2549 Main Street.

If necessary, You can reply to this e-mail.

Regards

s.22(1)