

File No.: 04-1000-20-2020-550

November 17, 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 October 10, 2020 for:

All information as it relates to DP-2020-00489 - 1670 East 10th Ave, specifically:

- 1. Any discussions around zoning bylaw 11.6.2e.**
- 2. Letters from residents or businesses regarding the application.**

Date range: June 8, 2020 to October 10, 2020.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2020-550); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:kt

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Monday, 10 August, 2020 1:41 PM
To: Kim, Jennifer (DBL)
Subject: FW: Comment Submission re DP: 2020-00489; 1670 E 10 Ave, Vancouver
Attachments: 2020-08-10 Ltr from Joven Narwal re DP 2020-00489.pdf

Hi Jennifer,
With thanks,

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



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From: Angela Boldt [<mailto:ab@narwallit.com>]
Sent: Monday, August 10, 2020 1:38 PM
To: Dixon, Iain; Hicks, Claudia
Cc: Joven Narwal
Subject: Comment Submission re DP: 2020-00489; 1670 E 10 Ave, Vancouver

Dear Mr. Dixon and Ms. Hicks,

Please find attached a letter from Joven Narwal in the above-noted matter, dated August 10, 2020.

Yours truly,

Angela Boldt | Barrister & Solicitor

NARWAL LITIGATION LLP
Suite 900 - 777 Hornby Street, Vancouver, BC V6Z 1S4
ab@narwallit.com | www.narwallitigation.com [narwallitigation.com]
T 604.681.2226 | F 604.681.1117

Please note: Narwal Litigation became a limited liability partnership on January 2, 2015, as permitted by the Partnership Act RSBC 1996 c.348. Kindly update your records accordingly.

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Lawyer

NARWAL LITIGATION LLP

Joven Narwal* • Cheryl D'Sa • Rachel Barsky • Angela Boldt • Jonathan Salamati
• Miranda Gartner (Articled Student)
BARRISTERS & SOLICITORS

August 10, 2020

City of Vancouver
Law Department
453 W 12 Ave
Vancouver, BC V5Y 1V4
Attn: Iain K. Dixon

iain.dixon@vancouver.ca

City of Vancouver
453 W 12 Ave
Vancouver, BC V5Y 1V4
Attn: Project Coordinator, Claudia Hicks

claudia.hicks@vancouver.ca

Dear Mr. Dixon and Ms. Hicks:

**RE: 1670 E 10 Ave
Burb Cannabis Corp
Change of Use to Cannabis Retail Development Application
Application No.: DP 2020-00489**

We are counsel for Egg's Canna Franchising Ltd. and write on behalf of our client to express opposition to the above-noted proposed retail store.

We are currently in the process of a judicial review application in Supreme Court to have the Egg's Canna cannabis retail store, located at 2633 and 2637 Commercial Drive, approximately 100 metres from the proposed Burb site, issued a development permit and business license. Under s. 11.6.2(a) of the City of Vancouver Zoning and Development By-law, a cannabis store is not permitted within 300 metres of a site containing another cannabis store. By entertaining the Burb Cannabis Corp application at this time, it would prejudice our clients and potentially their ability to have a development permit issued should their judicial review be successful. If Burb's development permit is approved before our clients' judicial review is heard, our clients may be blocked from opening their store even before they are heard by, or receive a decision from, the Supreme Court as the bylaws do not allow for two stores within 300 metres of each other. As the creators of the bylaws no doubt anticipated, it is problematic for an area to be oversaturated with cannabis retail stores; diversity in businesses along the Commercial Drive area is important.

Further, on our review, it appears that the proposed site is not a permissible location for a cannabis store as s. 11.6.2(e) does not allow for a cannabis store "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". This block of East 10th Avenue does not have a painted centre line and, as such, allowing this development permit application would be contrary to the City's bylaws.

Additionally, although the proposed operator has listed the ways in which they meet the parking bylaw, this block of East 10th has very limited, if any, street parking and is a main bike thoroughfare. The proposed operator has indicated that product deliveries will occur via a loading zone at the front of the building which will impact cyclists and pedestrians. It will also impact the character of the East 10th Avenue area which is primarily residential, and the proposed cannabis retail store does not fit in with this block. The Commercial Drive area is noted for its cultural richness and authenticity and it is important to maintain this culture while preserving the current character of the community.

Page 1 of 2

*Law Corporation

NARWAL LITIGATION LLP

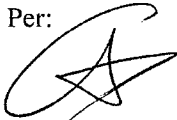
Joven Narwal* • Cheryl D'Sa • Rachel Barsky • Angela Boldt • Jonathan Salamati
• Miranda Gartner (Articled Student)
BARRISTERS & SOLICITORS

In our view, the impact of the development of this cannabis retail store on the character of the community would be negative, contrary to the bylaws and would be prejudicial to our client and we respectfully oppose this application on behalf of our clients.

Yours truly,

NARWAL LITIGATION LLP

Per:



for **JOVEN NARWAL** | BARRISTER & SOLICITOR

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Tuesday, 11 August, 2020 7:42 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Dp2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

Notification Response

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



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From: s.22(1)
Sent: Monday, August 10, 2020 8:19 PM
To: Hicks, Claudia
Subject: [EXT] Dp2020-00489

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 would like to add my opposition to the Burb Cannabis Corp proposal to change the use at 1670 east 10 ave. to a retail cannabis store. The corner of 10 and Commercial is already very problematic having been taken over by the homeless. Many drug dealers wait for customers there and throw their garbage, needles etc. Since the yoga studio moved out this site many people are passed out, shooting up, and yelling and causing a fuss there and along 10th. A new pot shop open until 11:00 will only make this worse. Dealers are patrolling the lanes too and when they are not selling pot, drugs, etc. they are looking for houses to rob. Our property has been robbed s.22(1)
s.22(1)

We have numerous cannabis shops close by that customers can use. These have been open for long periods of time already. Because some of these shops have been open for years we know that the pungent smells of their Pot customers are constantly on 10th ave. and we can not s.22(1) or walk down the neighbour hood streets without smelling them.

When I am visiting in other Vancouver or other lower mainland neighborhoods and comparing them, Grandview Woodlands appears to be the most disgusting.

I am vehemently opposed to this proposal and am considering selling the home I have lived in since s.22(1)
s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Monday, 10 August, 2020 8:53 AM
To: Kim, Jennifer (DBL)
Subject: FW: Notice of development application DP 2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks,

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



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From: s.22(1)
Sent: Sunday, August 09, 2020 11:25 PM
To: Hicks, Claudia
Subject: [EXT] Notice of development application DP 2020-00489

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,

We are residents of s.22(1) We are NOT IN FAVOR of the opening of a Cannabis store on 1670 East 10th Avenue.

First of all, this corner has become so grungy and constantly finding garbage and street people doing drugs and urinating where ever there is an available inch of wall. This intersection of Commercial Drive and East 10th Avenue has changed negatively and with the sky train it's bringing drug dealers and theft in our neighbourhood.

How many Cannabis store do we really need in this area??? Come on. A store on 10th Avenue? Why? Families are trying to raise their children on our street despite the insecurity of the drugs, needles left on the ground and mentally ill beggars. We do not wish to see more traffic caused by cannabis buyers on our street and attract even more strangers on 10th avenue!! It's not a commercial street, it's a side street, a neighbourhood street. Also, we don't want to have to smell the pungent odour of pot on our daily walk or going out for errands. I can't imagine the neighbor right next to the store being safe and happy about that too! and the busyness of long hours too! Find them a better business oriented location.

There are already many cannabis store in the vicinity, why not offering something more essential, a kind of service to help the community instead of drugs!!!! This Burb Cannabis Corp should look for a more commercial location, not on 10th. Please, consider the tenants above the facility! Think parking, extra traffic, for traffic, why not on 12th and Commercial in that outdoor mall. It's design for business and stores, not East 10th avenue where my neighbour grows wonderful plants and flowers...

We already don't feel safe going to Safeway just to pass this corner with junkies in the parking lot of K Market, and in the entrance of the underground parking lot behind Money Mart and the parking lot behind Dollar Tree store as well as toward the sky train sellers and sick people puking on the sidewalk and leaning on trees lost in their drug misery. (I can send you photos) The City needs to address these issues you know. More important than a Cannabis store.

Obviously, we need help around here, mental help for the street people and patrol to keep the parking lots clean and us, tax payers safe...not more cannabis store creating more trouble. It used to be a lovely yoga studio at this address that we enjoyed as members and they were so gracious for our street community and contributed to our street pot luck. It would be a shame to allow another pot store at this address.

We hope to see a better solution for the use this location, thank you for your support.
You can contact us if you need to discuss more about this case.

s.22(1)

A rectangular grey box redacting information, with the text "s.22(1)" written in red to its left.

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Monday, 10 August, 2020 10:09 AM
To: Kim, Jennifer (DBL)
Subject: FW: Re zoning of 1670 EAST 10TH AVENUE DP 2020 00489

Follow Up Flag: Follow up
Flag Status: Flagged

A
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Hi Jennifer,
Thanks,

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



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From: s.22(1)
Sent: Monday, August 10, 2020 9:57 AM
To: Hicks, Claudia
Subject: [EXT] Re zoning of 1670 EAST 10TH AVENUE DP 2020 00489

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

Hi Claudia,
I'm writing to you to object the rezoning of 1670 east 10th avenue to a retail cannabis store. I'm a homeowner of s.22(1). The neighborhood is mainly family with kids. Queen Alexandra Elementary School is located on the corner of east 10th and Clark which is two blocks away. The rezoning is therefore absolutely not suitable and should not be approved.
Thank you for your consideration.
Sincerely,
s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Monday, 10 August, 2020 8:51 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00489 (1670 East 10th Ave)

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jennifer,
Notification response...

With thanks,

Claudia Hicks

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

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From: s.22(1)
Sent: Sunday, August 09, 2020 3:16 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00489 (1670 East 10th Ave)

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

Hi Claudia,

I am submitting comments in regards to Burb Cannabis' application to the City to open a cannabis store at 1670 East 10th Avenue.

I am a resident of the area and walk s.22(1) to the Skytrain station and to access other business on Commercial Drive/Broadway. I am opposed to the application for the following reasons:

1. 1670 is on a residential street
2. East 10th is a high pedestrian/cycling area where many children walk to and from schools including Queen Alexandra, Stratford Hall, Laura Secord etc.
3. The location is across the street from a mosque that brings families with young children to the area
4. The hours of operation for the cannabis shop (especially closing at 11:00 pm) are inappropriate considering the location is on a residential street
5. The store will attract even more litter, panhandling, and loitering to the area, not to mention customers will stand around on the sidewalk smoking (which I've seen outside of other stores on Commercial Drive)
 - o this will be an issue if social distancing and limits on customers continue due to COVID (line-ups = noise)
6. The location is within a block of a pawn shop and a Money Mart which already bring a number of questionable people to the area
7. The location is a block away from a methadone clinic (Commercial/East 11th)

This area of Commercial Drive has seen a noticeable increase in the number of homeless, mentally ill, and drug addicts on the streets over the last 6 months - some of them are very confrontational and make it uncomfortable to walk by. My s.22(1) and I have asked her to avoid walking on certain streets so that she is less likely to be confronted by people.

The proposed cannabis store will be another location for those on the streets to set-up "shop" and loiter/panhandle in front of. This is unacceptable for a residential street.

I oppose Burb Cannabis' application.

Thank you,
s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Wednesday, 5 August, 2020 7:43 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] dp 2020-00489

Follow Up Flag: Follow up
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Good morning Jennifer,
Notification response...

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, August 04, 2020 6:04 PM
To: Hicks, Claudia
Subject: [EXT] dp 2020-00489

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I own s.22(1)

I would be opposed to this development application

owner living outside Area.

s.22(1)

s.22(1)

s.22(1)



Kim, Jennifer (DBL)

1670 E 10th Ave.

From: Hicks, Claudia
Sent: Tuesday, 28 July, 2020 3:40 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1670 East 10th Avenue - DP-2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
Notification response as below.
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
604.871.6083

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From: s.22(1)
Sent: Tuesday, July 28, 2020 2:31 PM
To: Hicks, Claudia
Subject: [EXT] 1670 East 10th Avenue - DP-2020-00489

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Hi Claudia,

I'm a resident close by on east 10th avenue. Is there any limitation on the number of cannabis stores within a certain radius? We are already saturated with them around Commercial and Broadway, do we need more (9 on google maps within 1km radius of that location).

It is on a very busy corridor for parents / kids going to school s.22(1), across the street from a money mart (poor combination of businesses). So I'm not happy about another one existing, as I feel there is enough, and this neighborhood needs more diverse businesses.

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Wednesday, 12 August, 2020 10:13 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Feedback on development application DP-2020-00489 (1670 East 10th Ave)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
 Notification response as below.
 With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch
Development, Buildings & Licensing
 604.871.6083

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From: s.22(1)
Sent: Tuesday, August 11, 2020 4:50 PM
To: Hicks, Claudia
Subject: [EXT] Feedback on development application DP-2020-00489 (1670 East 10th Ave)

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Hi Claudia,

I am writing to voice my opinion about the development application DP-2020-00489 at 1670 East 10th Ave, Vancouver.

My husband and I live at s.22(1) which is about s.22(1) blocks away from the said development application address. We do not want to see another retail cannabis store open in our neighbourhood, especially one that is so close to our home.

The proposed development is a rather large retail space and is right next to a yoga studio and some popular neighbourhood stores and eateries. It is also very close to schools and parks in the neighbourhood.

There are currently four retail cannabis stores in close proximity to the proposed development address, and they are as follows:

- **AR Cannabis Store** at Clark and East 12th Ave
- **Online Dispensary Pot Shop** on East Broadway between Commercial Drive and Victoria Dr
- **BC Pain Society** at East 13th Ave and Commercial Drive

- **BC Compassion Club Society** on Commercial Drive between East 13th and 14th Ave

We do not understand the rationale or need of opening yet another cannabis store when there are already four retailers in our neighbourhood. We are concerned with the potential of exposing children to cannabis. We are also very concerned about the environment and our health with the potential increase of cannabis usage on the streets in our neighbourhood.

We oppose the development application, and hope the City of Vancouver will seriously consider our feedback.

Thanks,

s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Tuesday, 11 August, 2020 7:42 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1670 East 10th Avenue DP - 2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
Good morning.
Notification response..
With thanks,

Claudia Hicks

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



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From: s.22(1)
Sent: Monday, August 10, 2020 9:42 PM
To: Hicks, Claudia; s.22(1)
Subject: [EXT] 1670 East 10th Avenue DP - 2020-00489

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 husband I own the home at s.22(1) down the street from the proposed cannabis store; we have been here since s.22(1)

We are strongly opposed to a cannabis store on this previously quiet street in a building that used to house a lovely yoga studio.

There are many cannabis stores in the area, some on Commercial Drive or 12th Avenue, which is appropriate. In the last few months the corner of 10th and Commercial has deteriorated. Homeless people live and sleep behind the Circle K store and in the entrance to the underground parkade across the street. The corner reeks of urine and human feces are not uncommon. This is unacceptable and inappropriate on a mainly residential street where families are raising young children. Having a cannabis store will only worsen the problems we already have.

Please do not approve this application as it is inappropriate for this street. Thank you.

s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Thursday, 6 August, 2020 8:30 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning Jennifer,
Notification response...

With thanks,
Claudia Hicks

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

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

From: s.22(1)
Sent: Wednesday, August 05, 2020 9:20 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00489

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.

Highly opposed to having (yet another) cannabis store within such close proximity to residential dwellings. This is not an appropriate location for such a store, I hope you will consider rejecting the application.

Thank you,

s.22(1)

s.22(1)

Sent from my iPhone

Kim, Jennifer (DBL)

1670 E 10th Ave.

From: Hicks, Claudia
Sent: Tuesday, 11 August, 2020 7:43 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

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



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From: s.22(1)
Sent: Monday, August 10, 2020 6:58 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00489

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 have lived on s.22(1)
The changes in the neighbourhood have generally been positive over the years.
The designation to bike route with one way car traffic has improved the livability .
In recent months things have changed with a large number of street people moving in to 10th avenue creating a scene degradation I am not prepared to accept; our sidewalks are their living room and we have to share their life style. Most of these people need medical attention and we have to watch them injecting and passing out on the sidewalk. We cannot have this in a civilized society.
The DP application by Burb Cannabis comes as an insult on top of the injury we are presently experiencing. We do not need more strangers coming to our street looking for pot at 11 pm.
There are many problems associated with a retail business at this location where garbage trucks and delivery vehicles are constantly struggling for access to the lane across from 1670 East 10t.
I want to express my strong opposition to the proposed development.

s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Monday, 10 August, 2020 8:57 AM
To: Kim, Jennifer (DBL)
Subject: FW: 1670 East 10th Ave - DP-2020-00489

Follow Up Flag: Follow up
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Hi Jennifer,
With thanks,

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



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From: s.22(1)
Sent: Saturday, August 08, 2020 12:17 PM
To: Hicks, Claudia
Subject: [EXT] 1670 East 10th Ave - DP-2020-00489

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,

Please find our comments to the development application: 1670 East 10th Avenue, DP-2020-00489.

We urge you to refuse this application in consideration of the detrimental impact it will have on this neighbourhood.

We are long-time owners and residents of this neighbourhood for s.22(1). Although the area is bounded by Commercial, Broadway, Clark and 12th Avenue, this is a quiet, residential neighbourhood populated by families with children, seniors and pets who take pride in their houses, gardens and oases in the city. There are numerous new houses being built and many heritage houses being renovated and restored.

There are three elementary schools nearby within 5-10 minutes' walk including Alexandra Elementary School, Laura Secord Elementary School and Stratford Hall. There are also daycares (Nanook YMCA Child Care and others) and community centres nearby.

There is a renewed playground (Cedar Cottage Park) within 2 blocks at East 11th Avenue and Clark. There are other parks within 5 minutes' walk, including Clark Park and China Creek South Park.

Several churches are also in the nearby vicinity, including the Masjid Omar Al-Farooq mosque that is across the street from the proposed development.

A cannabis shop in the neighbourhood that is open seven days a week into the late night would not only increase vehicle and pedestrian traffic, but also would most definitely increase loitering, graffiti, litter, garbage, dumping, camping, noise, odor and crime. These elements are already evident in the nooks, crannies and dark corners of this neighbourhood and make it uncomfortable to walk around during the day and night. To allow this type of business is in the wrong direction for the future goals of this neighbourhood and its residents and visitors. I encourage you to take a walk in this area, including the back lanes and see for yourself the disparity between Commercial Drive and a few hundred metres into the residential area. As the municipal government, please look to the future of this neighbourhood and help to stop the growth and spread of these unwelcome and unhealthy elements to our front doors and homes.

We implore you to deny this application in order to maintain the integrity, health and well-being and property values of this strong and cherished neighbourhood.

If you have questions, feel free to contact me at this email: s.22(1)

Sincerely,

s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Thursday, 6 August, 2020 8:31 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00489 1670 East 10th Ave

Follow Up Flag: Follow up
Flag Status: Flagged

A
✓

Hello,
Ty

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



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From: s.22(1)
Sent: Wednesday, August 05, 2020 8:13 PM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00489 1670 East 10th Ave

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 Mrs.Hicks,

I am writing to you today regarding a postcard sent to local residents. I am vehemently opposed to this application and will not support this. In our neighbourhood we have many families and young children. The street is all residential and this building is a complete oddity, it does not belong on this quiet street. If they wish to occupy this building as a commercial or retail space please consider the needs and fit of the community. This should be a family friendly business not pot shop.

These pot shops bring with them cannabis users, loitering, traffic, noise and smell. Young children should not be playing in front of this type of business, and with this being on a residential street that is what will happen. There is no parking and this is a bicycling lane, who would think that this is a great location for cannabis? And what type of people and owners would be so calice and inconsiderate to put a pot shop in peoples backyards. They need to open on Commercial beside a liquor store, pub or other business that is the same type of use.

I hope that the city will consider the placement of these types of businesses and work with the citizens of the area to ensure that safety and nuisance are taken into consideration. This would be very upsetting for residents to have a pot shop in our literal back yards.

s.22(1)

A hand-drawn oval in black ink surrounds a rectangular area that has been redacted with a grey box. The text 's.22(1)' is visible in red at the top left of the redacted area.

Kim, Jennifer (DBL)

1670 E 10th Ave.

From: Hicks, Claudia
Sent: Tuesday, 4 August, 2020 1:08 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1670 East 10th Ave, DP-2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
As below,
With thanks,

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



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From: s.22(1)
Sent: Tuesday, August 04, 2020 1:01 PM
To: Hicks, Claudia
Subject: [EXT] 1670 East 10th Ave, DP-2020-00489

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 Mrs. Hicks,

I am emailing regarding the July 25th letter I received in the mail for a proposed cannabis retail application on a residential street. I was very shocked to see that the city has accepted an application at this location; at this site there is no parking, it is on a one-way street, that is a bicycling lane and is the only mixed use building on a residential street with Queen Alexandra Elementary & YMCA child care facility within 350 meters on the same quiet & residential street.

I have lived at s.22(1) for many years & love seeing the many elementary students & parents walking to & from school. In the summer our little street is bustling with children riding their bikes & playing. To think that these kids will now have a cannabis store with people smoking cannabis in & around the building in their literal backyard is very disheartening. As a parent I do not allow my children to play on Commercial Drive or ride their bikes on the Drive. There are many contributing factors to this, one being the many illegal pot shops that are still operating, to now think that my kids will also be exposed to this on a quiet residential street is cause for concern.

Furthermore, our street has very limited parking for the residents as is, we have only permitted parking in front of our homes. These retail stores see "rushes" during the same hours that the residents are coming home from work, the parking & traffic that this store would bring would be an unimaginable nuisance & problem for residents. We were ever so pleased when our quiet little street had been changed to a bike lane with one-way traffic, how will this high-volume retail cannabis store change the character of our street? Is the city ok with this massive fundamental change in traffic & parking?

To be honest, I am not opposed to cannabis. s.22(1) has used cannabis for s.22(1) for many years, I am opposed to putting such a shop on a predominately residential street, with very limited parking and one-way traffic. These stores belong on commercial streets where there is commercial street parking like there is on Commercial Drive. I had received a notice for another cannabis store just around the corner, I am unsure what happened but that is a much better suited location for this type of use.

Please look at the pictures included & see the tranquil beauty of our street, picture the kids riding their bicycles & please help us maintain this little oasis in the heart of a busy commercial district. These applicants can easily find a location on Commercial Drive where they are able to blend in with the local businesses & not be problematic for the residents or change the character & function of a quiet residential street. Please Mrs. Hicks help us preserve this family orientated street. I would love for this building to host a family friendly business, perhaps an art class, cooking class, karate studio, kids play center or daycare. We absolutely need to take the needs of local communities into consideration when planning these types of developments.

1670 E 10th Ave

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Wednesday, 12 August, 2020 10:01 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Application DP-2020-00489 Burb Cannabis, 1670 East 10th Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Jennifer,
Notification response.

With thanks,

Claudia Hicks

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



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From: s.22(1)
Sent: Wednesday, August 12, 2020 1:25 AM
To: Hicks, Claudia
Subject: [EXT] Application DP-2020-00489 Burb Cannabis, 1670 East 10th Avenue

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

Dear Ms. Hicks,

I am writing to submit my **opposition** to Burb Cannabis Corp.'s application for a Retail Cannabis Store at 1670 East 10th Avenue. In my opinion, this location would be an unsafe choice and inappropriate for the immediate street, and the addition of this business would be detrimental to the larger Commercial Drive neighbourhood.

I have two requests:

- 1) that the City decline this application, and
- 2) that the City limit and reduce the density of retail cannabis stores in the Commercial Drive area.

I live at s.22(1) from the proposed retail cannabis store. I have lived at this address for approximately s.22(1) has owned and lived here for s.22(1) s.22(1) My family and I walk and cycle past the proposed cannabis store location daily to shop for groceries and to commute to work and daycare via bike and skytrain.

I am **opposed** to the proposed retail cannabis store for the following reasons:

1) **The storefront would present personal safety issues to residents.** Immediately next to this location, the street is residential, is heavily treed and dimly lit. Unlike Commercial Drive, the sidewalk at this location is not wide – its width is typical of a residential street. I would feel unsafe walking from my home, past this storefront, particularly in the dark. Although many customers would have sound judgement, I cannot trust that all customers would be unimpaired, given that they are seeking a drug. To have a liquor store at this location would be absurd, and I cannot fathom why a cannabis retail store would be any more acceptable.

2) **The business would increase the risk of cyclist and vehicle collisions.** The portion of the street immediately in front of the proposed storefront is already prone to vehicular conflict. Cars entering onto 10th Avenue from Commercial Drive are blocked by a one-way street barrier. Cars that were intending to pass through 10th often attempt to turn around – with difficulty – in the small parking lot of the convenience store next door to 1670. Combined with this, there is heavy bike traffic on this street as 10th Avenue is a bike route. Among the cycle commuters are many children who ride to/from school. I would expect that a cannabis store would require moderately high customer turnover, and would bring increased car traffic to this street. I already regularly see cars barreling down the street in the wrong direction because they don't want to turn around in front of 1670. Attracting more cars would increase the risk collisions which may result in injuries or fatalities.

3) **The business would increase the risk of children being hit by a car in the laneway.** I expect that the retail store would want to have customer parking in the parking lot in the laneway between 10th and 11th Avenues. With the exception of this lot, the laneway is residential. It is not uncommon to see children riding bikes in this laneway. Again, I would expect that a cannabis store would require moderately high customer turnover, and would bring increased car traffic to the laneway. In contrast, parking by the former yoga customers was not a problem because many customers arrived on foot or by bike.

4) **This business would not benefit our community.** There are already several cannabis retailers in this area, so there is already convenient access to this product.

I also have concerns regarding the **density of cannabis retail stores in the Commercial Drive area**. A quick Google Map search shows an obvious cluster of cannabis stores in along Commercial Drive, disproportionate to many other areas of Vancouver. Although I'm sure that these retail cannabis business owners would benefit from forming a chain of 'pot-hopping' destinations modeled after craft breweries, recreational cannabis tourism was not the intention when we legalized marijuana. The density of retailers should reflect the medical objective. When my child asks me why there are so many cannabis stores in our neighbourhood, how will I answer him? I would be lying to say, 'Well, lots of people in this neighbourhood need marijuana for their medical conditions.' The truth is that these stores serve customers from a much wider area, and some customers purchase for non-medical reasons.

Commercial Drive can be a great street for pedestrian shopping, but to keep that alive we need diverse businesses that serve local residents. **Please create controls to limit the density of cannabis retail stores to align with legitimate medical needs**, and protect neighbourhoods like ours from transforming into cannabis clusters to the detriment of our local businesses and residents.

Thank you for your consideration.

Sincerely,

s.22(1)



Kim, Jennifer (DBL)

1670 E 10th Ave

From: Hicks, Claudia
Sent: Tuesday, 4 August, 2020 11:04 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Burb

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
As below,
With thanks,

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



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From: s.22(1)
Sent: Tuesday, August 04, 2020 11:02 AM
To: Hicks, Claudia
Subject: [EXT] Burb

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Hi there!

I've recently heard that the GVA local business Burb has been considering opening shop in Vancouver. I live near and frequent the Commercial Drive area and would love to see this wonderful business open up in a location near me. I am very supportive of medical marijuana and it's plentiful subcategories of products and think it would be of great benefit to our community to have this company in particular join the neighborhood!

Thanks very much for your time,

s.22(1)

s.22(1)

Vancouver, Canada

s.22(1)

o outside of Area.

Kim, Jennifer (DBL)

1670 E 10th Ave.

From: Hicks, Claudia
Sent: Tuesday, 4 August, 2020 3:52 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] 1670 East 10th Avenue - DP-2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
Notification response...

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, August 04, 2020 3:50 PM
To: Hicks, Claudia
Subject: [EXT] 1670 East 10th Avenue - DP-2020-00489

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Hi Claudia,

I'd like to see Burb open at this location and think a nice-looking, considered cannabis store would be a good addition to the neighbourhood.

It seems like they are also planning to move their office there, which incentivizes them to take pride in the place and put their best foot forward.

For someone like myself who bikes a lot, this location on a bike route is a much better option than AR on Clark & 12th, which is an insanely busy intersection and not pedestrian/bike-friendly at all.

Thanks,

s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave.

From: Hicks, Claudia
Sent: Tuesday, 4 August, 2020 10:15 AM
To: Kim, Jennifer (DBL)
Subject: FW: Burb Cannabis - E. 10th Commerical Dr.

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,
Notification response.
Thanks,
Claudia

From: s.22(1)
Sent: Tuesday, August 4, 2020 10:06 AM
To: Hicks, Claudia
Subject: [EXT] Burb Cannabis - E. 10th Commerical Dr.

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Hi Claudia,

I hope you had a great long weekend.

I am writing to you today to express that I am supportive and would like to see a Burb Cannabis shop at this location. I am often times in the Commercial Dr. neighborhood and would love to see Burb open on E 10th. Port Coquitlam is way too far for frequent visits. I hope this opening will revive this neighborhood as this neighborhood can improve.

Thanks,
s.22(1)

s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave.

From: Hicks, Claudia
Sent: Tuesday, 4 August, 2020 10:16 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] Burb Opening

Follow Up Flag: Follow up
Flag Status: Flagged

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From: s.22(1)
Sent: Tuesday, August 4, 2020 10:11 AM
To: Hicks, Claudia
Subject: [EXT] Burb Opening

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<https://development.vancouver.ca/pc1670e10th/index.htm>

Hi Claudia,

I just wanted to email you in regards to supporting the change of use to allow Burb Cannabis to occupy commercial space along the Drive. As a resident of commercial drive, i fully support the company of Burb and their movement within the cannabis industry.

Thanks,

--
s.22(1)

1670 E 10th Ave.

Kim, Jennifer (DBL)

From: Hicks, Claudia
Sent: Tuesday, 4 August, 2020 10:13 AM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] E10th Burb Opening

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
Notification response,
Thanks,
Claudia

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✓

From: s.22(1)
Sent: Tuesday, August 4, 2020 9:47 AM
To: Hicks, Claudia
Subject: [EXT] E10th Burb Opening

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

Hello,

I frequent the Commercial Drive neighbourhood and would love to see a Burb location open up there.

Thank you for your time,
s.22(1)

Kim, Jennifer (DBL)

1670 E 10th Ave.

From: Hicks, Claudia
Sent: Tuesday, 4 August, 2020 3:51 PM
To: Kim, Jennifer (DBL)
Subject: FW: Commercial and e10

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,
Notification response.
With thanks,

F
J

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



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From: s.22(1)
Sent: Tuesday, August 04, 2020 2:19 PM
To: Hicks, Claudia
Subject: [EXT] Commercial and e10

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-
- I am supportive and would like to see a burb cannabis shop at that location
 - I frequent the Commercial Dr neighborhood and would love to see Burb open on e 10th

Kim, Jennifer (DBL)

1676 E 10th Ave

From: Hicks, Claudia
Sent: Thursday, 1 October, 2020 12:21 PM
To: Kim, Jennifer (DBL)
Subject: FW: [EXT] DP-2020-00489

Follow Up Flag: Follow up
Flag Status: Flagged

A
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Hi Jennifer,
Please add to Posse/e-mail.
With thanks,
Claudia Hicks
Project Coordinator - Development Review Branch Development, Buildings & Licensing
604.871.6083

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

From: s.22(1)
Sent: Thursday, October 01, 2020 11:54 AM
To: Hicks, Claudia
Subject: [EXT] DP-2020-00489

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 live on East 11th avenue in Vancouver s.22(1) for Burb Cannabis Corp located at 1670 East 10th Avenue. This may be late for the submission deadline, but I just wanted to give you my feedback as a concerned resident.

The neighbourhood around Commercial/Broadway is a hotbed of activity, a lot of it including the purchase and use of illicit drugs. The alley directly behind this proposed location s.22(1) has a constant and recurring issue of drug use and crime/break ins, etc. I am concerned that the zoning change to allow a cannabis shop (which this neighbourhood is already saturated with) will exacerbate an already huge problem by also creating a zone where increased cannabis sale and use will make the area in s.22(1) essentially a high school smoke pit.

s.22(1) already is a high traffic drug zone and I'm concerned the addition of yet another cannabis store to the neighbourhood will make the problem much worse. I appreciate that it is now a legal pastime and I think that is great, however I don't think this location is appropriate.

Thank you for reading this and good luck in your decision. Have a great day.

s.22(1)

RECOMMENDATION TO DOP

Sep 2/20

ACCEPT --- ☐

REFUSE --- ✕

ADDRESS:1670 East 10th Avenue**PERMIT NUMBER:**

DP-2020-00489

RECOMMENDATION TO:

J. Greer

FROM:

C. Hicks

Manager/Supervisor Name

Staff Initials

RECOMMENDATION SUMMARY:

I would recommend REFUSAL for interior and exterior alterations to change the use from Retail (Limited Food) to a Retail Cannabis Store on the main floor, and to change the use of the 2nd storey from retail to office use, in this existing mixed-use building on this site.

SPECIAL DEPARTMENTAL NOTES:

1. Cleared by Planning
2. Cleared by Landscaping
3. Cleared by Social Policy
4. Engineering review with conditions – not cleared
5. cursory building code comments sent to applicant

NOTIFICATION SUMMARY: Required - Yes**Site Sign:** Yes**Install Date:** July 23, 2020**Postcards:** Yes**Send Date:** July 24, 2020**Number:** #819**Expiry Date:** August 11, 2020**Results of Notification:****Responses:** 21**Objections:** 15**In Favour:** 6**Petition(s):** N/A

15 objections – 1 outside of notification area

6 in favour - 3 outside of notification area and 3 addresses unknown

Summary of Responses:

- Too many drug dealers in area already
- Bad odours
- Too many cannabis shops in area already
- No center line on street as per By-law
- Increase in loitering, garbage/crime
- Schools and Mosque nearby
- Mainly residential area
- Supportive of medical marijuana, support this location

HISTORY:**BU435632** - issued May 17/06 2nd floor Units #201 and 202

Interior alterations to provide improvements including new ceiling and potlights for this new retail (limited-food service) tenant and change of use from office to retail in this existing mixed-use building on this site.

TECHNICAL REVIEW:

Cannabis Retail conditional use in C-2C

Parking: Required

Retail and office (2773.0 sq. ft.) = 3 spaces

Residential (2 units) = 2 spaces

Required = 5 spaces, proposed = 8 (layout not supported by Engineering)

Loading: Required

Retail + office = 1 Class-B, 0 proposed

Bicycle: Required

0 required, 0 provided (Bike rack indicated on public property)

No change in pkg/loading/bicycle spaces from retail to Retail Cannabis and office use.

As per Engineering:

Parking spaces 6,7,8 may need to be removed and the angle of spaces 1-5 may need to be adjusted to accommodate the required maneuver aisle width. The Applicant appears to be changing angle of parking spaces from what is currently shown on ortho photos. *If this is approved through the BOV, parking area must be revised and loading may need to be provided.





Application does not meet Section 11.6.2 (e):
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.



Would recommend REFUSAL for the following reasons:

- **Refusal 1 – Non-compliance – Regulations;** the proposed development does not comply with the regulations of the Zoning and Development By-law that affect the site;
- **Refusal 2 – Objections Received;** objections have been received from neighbouring property owners.

Applicant is also proposing offices on the second floor. Last approved use on the second floor was retail. Office use is conditional in this zone so is part of this application*