

File No.: 04-1000-20-2020-621

December 3, 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 November 23, 2020 for:

Record of internal and external correspondence arising from DP-2020-00629 for 999 Denman Street. Date range: August 1, 2020 to November 23, 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 (#04-1000-20-2020-621); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

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

Yours truly,

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca

453 W. 12th Avenue Vancouver BC V5Y 1V4

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

Encl.

:kt

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/28/2020 9:36:16 AM
Subject: Cannabis store - 999 Denman

I live on Nelson and my kids s.22(1), as a parent I think this is a very ill advised location, pretty much across the street from a high school. How can anyone think this is a good idea?

Regards, s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/21/2020 5:40:33 AM
Subject: [EXT]

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 can't believe a cannabis outlet so near the school(s) is even being considered. As a resident of the West End I object STRONGLY!
s.22(1)

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

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/28/2020 12:30:12 AM
Subject: [EXT] 999 Denman St DP-2020-00629

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 do not support the proposal of another cannabis shop in this neighbourhood, and especially in the building at 999 Denman.

Cannabis shops are typically a blight on the neighbourhood. Their frontage is often an ugly blank painted or shaded window with zero appeal.

This particular address is perhaps the most attractive building on Denman, and the corner unit where this cannabis shop is planned, has for many years been a framing shop with attractive display windows ...always pleasant to the eye. Denman needs a lot of aesthetic improvement. It is, overall, an ugly street. To allow a cannabis shop at this location only makes it worse.

Streetscapes say a lot about a city. Vancouver needs a lot of help on this score.

s.22(1)

Vancouver BC

s.22(1)

=====

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/31/2020 8:19:50 AM
Subject: [EXT] 999 denman st - dp-2020-00629

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 Hossam,

Writing to strongly oppose the development application for a cannabis store at denman and Nelson.

My family and I live s.22(1)

- elementary school close by
- Secondary school close by
- Denman is a main road that the kids use to walk to school and back. Cannabis users now freely walk and smoke.
- English bay and the sea wall already has a hard time enforcing no smoking ban and the second hand smoke of cig smoke and weed make it very difficult to enjoy the outdoors pleasantly.

There are lots of cannabis localities already on Robson and Davie. An additional one on denman is not necessary.

Appreciate the opportunity to provide input and strongly request that the development application be denied.

Thank you,

s.22(1)

Get [Outlook for iOS](#) [aka.ms]

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/1/2020 4:55:45 PM
Subject: [EXT] 999 Denman 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 Sirs,

Has anybody from the City seen the moral, mental and physical decay of this corner over the last 5 years?

Addicts shoot up on every corner, defecate, steal and intimidate. The Province has just bought a nearby hotel to house some of the most addicted people city. Bringing a cannabis store to their doorstep is like letting a fox into the henhouse. At the very least, please restrict their hours earlier than 11 and allow the neighbourhood a minute of peace.

Your truly,

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/25/2020 10:07:31 PM
Subject: [EXT] 999 Denman 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.

Hello Mr. Meawad.

I am opposed to the idea of a cannabis store at 999 Denman St. Its windows will be covered over, like those of the nearby tobacco store, offering no street appeal whatsoever. With a tobacco store almost next door, a drug store across the street and a liquor store at the next corner, I think the area is already well served with drug outlets.

Denman Street certainly shoulders its share of homeless and mentally challenged people – would other neighbourhoods did as much -- and with a new cannabis outlet already slated for the 1700 block Robson Street, I don't think another pot shop so close by is a step in the right direction.

Thank you.

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/20/2020 5:56:04 PM
Subject: [EXT] 999 Denman Street - DP-2020-00629

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 Hossam Meawad,

I feel this location at 999 Denman Street is too close to the several schools nearby to be made into a cannabis store. Also there are already enough cannabis stores on Davie Street to fulfill all the needs of those needing to buy cannabis products locally.

thanks,

s.22(1)

s.22(1)



From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/31/2020 8:11:31 AM
Subject: [EXT] 999 Denman Street - DP-2020-00629

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

Hello Mr Meawad,

I am writing about the development application for 999 Denman Street, Vancouver.

I see that the development application is for a change of use to a retail cannabis store.
This location does not meet the City's zoning by-laws as follows:

11.6.2 A cannabis store is not permitted:
(b) within 300 m of the nearest property line of a site containing a school □ elementary or secondary, or community centre or neighbourhood house
(From: <https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf>)

The proposed location is just one city block from King George Secondary School, as well as the West End Community Centre.

Please reject this application as it does not follow the City's own by-laws, put in place to protect young people.

Regards,
s.22(1)



Virus-free. www.avast.com [avast.com]

[avast.com]

From: s.22(1)

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

Date: 9/30/2020 7:32:53 AM

Subject: [EXT] 999 Denman Street - DP-2020-00629

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

Good morning.

I see the period for feedback ended September 1 but believe you can still consider comments up to the decision date.

I live in the neighbourhood and I oppose this application. The King George high school is only one block away- are there not restrictions on how close dispensaries can be located? Not only that, there is already a dispensary close by on Davie street. How many more of these shops do we need? And yet there is not one BC Liquor store in the area!

All the best,

s.22(1)

Vancouver

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/24/2020 11:45:01 PM
Subject: [EXT] 999 Denman Street (DP 2020-00629)

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 am a property owner s.22(1) and I am strongly opposed to a cannabis store in this location for various reasons:

- there is tremendous increase of homeless and street people Currently hanging around these few blocks, and this will compound the issue significantly.
- it is in very close proximity to our major high school in the neighbourhood
- it is in very close proximity to our major community center for the West End, where families, children and elderly frequent
- it's in very close proximity to our major tourist attractions of the city (Stanley park and English Bay). The increase in vagrants will deter tourists from frequenting these sites.
- it's in very close proximity to an important neighbourhood mall (denman place mall), which is frequented by many families, children and seniors

I believe there are many more appropriate locations for a cannabis store rather than this location.

Thanks

s.22(1)

Sent from my iPhone

From: "Hayden O'Connor" <hoconnor@vsb.bc.ca>
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/27/2020 2:20:44 PM
Subject: [EXT] 999 Denman Street application feedback

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 Hossam,

I'm just passing along that VSB has received some feedback from a member of the public and a school trustee on the application for a Cannabis retail store at 999 Denman Street.

From my understanding, given the location of 999 Denman Street is within 300m of the nearest property line of King George Secondary, a Cannabis store would not be supported by COV Zoning and Development By-Law Section 11.6.2(b) <https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf>

Thanks, and take care,
Hayden

Hayden O'Connor
Facilities Planner | Vancouver School Board
604-713-5194 | hoconnor@vsb.bc.ca

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/24/2020 4:53:12 PM
Subject: [EXT] 999 Denman Street application re Cannabis

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 Project Coordinator,

I oppose this application. I have lived in this neighbourhood s.22(1) and every day during the school year, I have seen kids from nearby King George and even Lord Roberts Elementary School, going for lunch at the many restaurants around, s.22(1) to 999, and also at the McDonald's and Safeway on lower Robson. Many also pass by 999 before and after school. I do not find a cannabis store in this area to be appropriate. I would rather suggest the many areas a bit higher than Cardero on Davie or Robson or even on Denman, north of Robson.

Thank you,

s.22(1)

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

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
CC: "Zhang, Shane" <Shane.Zhang@vancouver.ca>
Date: 8/26/2020 2:36:28 PM
Subject: [EXT] 999 Denman Street Cannabis Sore

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.

In the past about forty years, Canada and the USA were the only countries in the world which successfully achieved a significant reduction in the use of unhealthy and harmful tobacco smoking. This required a great push by health professionals, concerned citizens and responsible politicians. However, this achievement has seriously been jeopardized by the liberal government legalizing use of harmful drug marihuana which is primarily consumed by smoking. Now, walking on the sidewalks, we have to breathe not only tobacco, but even worse, marihuana smoke.

It gets worse. The City of Vancouver has a by-law prohibiting smoking on the beaches and in the parks. However, there are too many smokers who think that the law does not apply to them. Walking in the evening on Saturday or Sunday around English Bay, one is assaulted by clouds of marihuana smoke. There is no enforcement! If you ever see a policeman and ask him about it, he looks sheepishly elsewhere and does not answer.

Opening a harmful drug store at the above location would be a total disservice to the community. This is not an industrial area, it is a residential area with many tenants including children. We have by-laws in the buildings not allowing smoking even in the owner/tenant apartment, if there is a chance of smoke escaping and harming the other tenants. A school is two blocks away! Drug users will congregate around the store and pollute the air way above the current level.

There is absolutely no way a store of this kind can be allowed to operate in this neighborhood.

s.22(1) Vancouver

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

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/21/2020 7:19:30 AM
Subject: [EXT] 999 Denman Street Development

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 want to voice my opposition to the development of a cannabis shop to be located at 999 Denman Street in Vancouver. I believe that this place is certainly the wrong place to have this type of shop. It is too close to a high school and to the West End Community Centre where we have a large number of children. There are plenty of other places that sell cannabis in the West End and there are other areas in which the shop can be located.

Please do not allow this type of shop to come to fruition in this area. We do not need it.

Thank you,

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/20/2020 5:16:04 PM
Subject: [EXT] 999 Denman Street DP-2020-00629

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'm surprised this application for a cannabis retail store has proceeded to the review stage. The proposed store is one block from a public school, community centre and library. It's my understanding that city bylaws prohibit/ed cannabis stores from being < 300 metres from such venues and this proposed store is clearly within the 300 metre distance.

As an owner/resident s.22(1) from this proposed store, I oppose the application and would like some clarity with respect to the current bylaws.

Regards,

s.22(1)

From: s.22(1)

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

Date: 8/30/2020 11:43:52 AM

Subject: [EXT] 999 Denman Street DP-2020-00629

Attachments: DP-2020-00629 Letter0001.PDF

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

Dear Mr. Meawad,

Please accept the attached letter as my comments regarding the above referenced application.

Thank you,

s.22(1)

August 30, 2020

hossam.meawad@vancouver.ca

City of Vancouver
453 West 12th Avenue,
Vancouver, BC V5Y 1V4

Dear Sir/Madam,

Re: DP-2020-00629

I am writing in response to the Notice of Development Application at 999 Denman Street I received in the mail. I reside at § 22(1) and from which I can see 999 Denman Street, and hear Nelson Street and Denman Street activities.

Denman Street Cannabis' Operational Letter ("the Letter") states:

"Relaxation Rationale

The applicant believes it meets all of the non-medical cannabis retail regulations as set out by the City of Vancouver; therefore, no relaxation is required."

Denman Street Cannabis says it is not requesting "relaxation" from the City of Vancouver. While a cannabis store is a conditionally approved use¹, its location falls within 300 metres of a secondary school and a community centre which is not permitted².

Despite this, Denman Street Cannabis does not address this City of Vancouver restriction at all. No mitigation factors are stated in the Letter. How does Denman Street Cannabis propose to address that it is not permitted at this location?

In the **Summary** portion of the Letter it states:

"Denman Street Cannabis is focused on guest experience and shopping. They are dedicated to compliance and public safety and look forward to their retail growth within the City of Vancouver."

If this statement is true, Denman Street Cannabis should provide details of how it will ensure public safety, not only in terms of the Security Plan set out in the Letter regarding in-store security for its clientele but also in the area immediately outside the retail space, both on Denman Street and Nelson Street.

1 Zoning and Development By-law – C-5, C-5A and C-6 Districts Schedule, section 3.2.1.R

2 City of Vancouver Zoning and Development By-law, Section 11.6. Cannabis Store, specifically, subsection 11.6.2(b)

Currently there are a number of public seating areas at this intersection which are used extensively, and oftentimes has refuse strewn about in those areas. Will Denman Street Cannabis take responsibility of the sidewalk areas around their retail space and keep those clean? An example was Tim Horton's on the southwest corner who put out Adirondack chairs and took care of that space keeping it tidy, unfortunately the Adirondack chairs were removed after a few months. It would be pertinent to know why.

One of the other review measures is having regard to the livability of neighbouring residents³. I believe the hours of operation proposed run too late into the evening. The proximity to residents should require a restriction in the hours of operation to daytime hours, thus closing at 10:00 pm.⁴ in accordance with the city's noise control bylaw

Also on the livability point, driving in and out of the West End from my home. There is no dedicated parking proposed for Denman Street Cannabis. Currently there is no "legal" parking or stopping close to the intersection of Denman Street and Nelson Street with its fully operational traffic signals. I noticed with the opening of Tim Horton's, people simply parking their vehicles to run in and grab a coffee or "stop 'n shop". It creates traffic issues. Throughout the day getting through the intersection is made more difficult due to stop 'n shop and pedestrians simply not obeying the traffic signals. Another retail outlet will increase the likelihood of more stop 'n shop traffic at this busy corner and create even more bottlenecks and concomitant traffic dangers for vehicles and pedestrians. This could also block emergency vehicles on those occasions when access is needed west of Denman Street. We once had a fire in our building and it was essential that the fire response vehicles could easily access our building. Nelson Street is one of the direct east to west streets in the West End (from Thurlow Street to Stanley Park) and the only one that is residential on both sides of the street.

In conclusion I am opposed to the granting of this Development Permit unless the issues I have raised can be successfully addressed.

Yours truly,

E22(1)



³ City of Vancouver Zoning and Development By-law, Section 11.6. Cannabis Store, specifically, subsection 11.6.1(b)

⁴ City of Vancouver, Noise Control By-law No. 6555, s. 2 "daytime"

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/21/2020 10:56:37 AM
Subject: [EXT] 999 Denman 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.

I am very much against changing the usage of the Lost Lagoon store at 999 Denman Street to a Cannabis outlet, it is very close to the King George School and besides there are many other Cannabis Stores in the West End from which to choose.

I am a West End resident.

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/25/2020 9:32:04 AM
Subject: [EXT] 999 Denman 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.

Dear Mr. Meawad

I am very concerned that the City of Vancouver is considering approving a retail cannabis store on this site.

Denman Street is definitely in need of new retail life. It does require a long term plan for improvement. It longs for revitalization and beautification. However a pot shop is not going enhance it in any way that I can see. In fact, I believe such a store will continue and hasten the downward spiral of a city street which is increasingly becoming sad and tawdry.

It would be so much better if the City of Vancouver's goal were to improve Denman Street and not add to its downfall by adding a cannabis store. This street has so much potential. It is such a waste not to take advantage of it.

If approval is given for this venture, then at least require that the shop front windows are not opaque, that the pot counter is at the rear of the store, and in the front area there is a bookshop!!!!

Thank you. Stay safe.

s.22(1)

Vancouver, BC

s.22(1)

The west end community deserves more.

Sent from my iPad

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/26/2020 7:01:59 PM
Subject: [EXT] 999 Denman 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 - I am writing to state that I fully support the development application for 999 Denman Street (DP-2020-00629).

Sincerely - s.22(1)

From: s.22(1)

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

CC: s.22(1)

Date: 8/27/2020 11:21:52 AM

Subject: [EXT] 999 Denman 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.

Dear Hossam,

According to Bylaw 11.6.2 (b), a cannabis store is not permitted:

"within 300 m of the nearest property line of a site containing a school i elementary or secondary, or community centre or neighbourhood house; "

So why is this application being considered given that King George Secondary School is within 75m of the proposed store?

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/22/2020 6:25:28 PM
Subject: [EXT] 999 Denman

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.

Surely there are enough cannabis stores in the West End. But few picture framing shops. Let's keep this one.

s.22(1)

Sent from my iPad

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/4/2020 2:37:22 PM
Subject: [EXT] Cannabis Shop on Denman and Nelson

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.

That's a geat corner!

Imagine a shop for indoor,outdoor and balcony gardening plus supplies. Flowers belong in a Florist Shop.

If there is a picket against a cannabis shop there I will join it.

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/31/2020 7:58:12 PM
Subject: [EXT] Cannabis operation on Denman feedback

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 there-

Thank you for collecting input on this development application.

I am strongly opposed to having a Cannabis operation at this location on Denman. It violates the guidelines regarding the close proximity to a very busy school.

There are plenty of other locations that exist nearby and there is no acceptable reason that this business should be allowed to operate so close to a school.

The city has effective bylaws in place and given there is no reasonable reason why a precedent should be set, my husband and I request that this application should be denied.

Thank you,

s.22(1)

Sent from my iPhone

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/27/2020 4:33:33 PM
Subject: [EXT] Cannabis store application - Denman 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 Mr Meawad,

I understand you're the person to write to about this: I see that there is an application to turn 999 Denman St into a cannabis store, and I wanted to let you know that I am opposed to this idea. I am a resident of the West End and I have watched the neighbourhood degrade over s.22(1). I have lived here, a negative change in the spirit of the neighbourhood that has of course accelerated due to the pandemic (the Oppenheimer diaspora). There are more people sleeping in store doorways on Denman than ever, more visibly drunk and high people stumbling in the streets and interacting with West End residents and visitors in ways that are unwelcome and threatening, and (anecdotally) I've become aware of a recent increase in senseless, violent crime: somebody was viciously, randomly attacked in an alleyway s.22(1) a couple of months ago, there was that guy at English Bay randomly bear spraying people who were just trying to enjoy their day, and of course there are those hate preachers who broke Justin Morrise's leg recently...

Now of course I'm not saying that pot is the primary driver of behaviour like this, as I know it's not. What I'm saying is that the demographic in the West End is becoming more saturated with those who have mental health, addiction, violence and impulse control problems, and a great big pot store in that primo location would absolutely not help the situation at all.

On the note of addiction, let's not forget those in the West End who are trying to recover. I'm part of the recovery community myself, and while the availability of drugs and alcohol doesn't bother me because I have recovered, this is not the case for everyone. I can tell you from personal experience that there are many people in the West End who are trying to recover, some successfully, and some not so much. We should try to assist them in their efforts. Let's also remember the new women's shelter on Haro St. (the former Buchan Hotel); the last thing any of those women need is yet another place to go buy pot. (Google Maps tells me there are already 4 other cannabis stores in the West End: Hemp Dispensary & Vapes at Pendrell & Denman, Honey Pot Shop on Davie St, Hobo Cannabis Company on Robson St, The Medical Cannabis Dispensary on Thurlow St, and about a dozen more downtown, outside the West End area. Truly, there is no shortage of pot.)

To promote the care and protection of the health of our people, the Park Board Smoking Regulation Bylaw prohibits smoking in Vancouver parks and park areas, including beaches and seawalls. What does every tourist in the West End come here for? Stanley Park, English Bay, and the seawall. What do you think patrons of 999 Denman St are going to do with the pot they would buy? As a former pot smoker, I can tell you – I would smoke it illegally on the beach or in the park. I would not tuck it away and take it home with me and smoke it responsibly.

Last but not least, that block of Denman is so unhealthy already – there is a Panago, a cigar shop, and an A&W right next to 999 Denman, with a Tim Hortons right across Nelson St. What I would really love to see, for the health of the neighbourhood, is a Tractor restaurant. Or a Jugo Juice, or a Salad Loop. We don't have anything like that on Denman and it doesn't go unnoticed!

Thank you for reading. This came out longer than I expected! Let it go on record that I have no hatred for smoking as an institution, and I realize not one user in a thousand likes to be told anything about pot by one who hates it. I am in favour of decriminalization and harm reduction, and I believe the addiction problem in the city requires some courageous, forward thinking by all of us. So what is the answer? I'm not sure, but I don't believe that peppering the city with pot dispensaries like they're 7-11s is the way to go about it.

Sincerely,

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/21/2020 3:19:11 PM
Subject: [EXT] Citizen response re Development application for 999 Denman Street - DP-2020-00629 for a retail cannabis store

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

Hello Mr. Meawad,

Re: Development application DP-2020-00629 by Thrive Advisors for a retail cannabis store

I am strongly opposed to the development of a retail cannabis store at 999 Denman Street, as this location is very close to King George Secondary School. There are sufficient cannabis outlets on Davie Street to service the needs of customers.

Regards

s.22(1)

Vancouver, BC s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/24/2020 6:53:23 PM
Subject: [EXT] dev. app. Denman

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 H. Meawad,

I want to respond to the application for the Denman Street Cannabis. I am in favour of this app.

We desperately need a store as the COV closed Jodie Emery's excellent store, Cannabis Culture on Davie. Boo to the City. Us West Enders now have to hike up to the Dispensary on Thurlow. Another great store.

We are surrounded by liquor stores but no cannabis shops. Looks like discrimination to me.

The COV doesn't have an email connect on the page of your application. What is the City email to respond to your app?

Good luck with your app. s.22(1)

s.22(1)

Cheers,

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/29/2020 2:48:42 PM
Subject: [EXT] Development Application 999 Denman 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.

Hello,

I am writing to express my concern and opposition to the proposed development application at 999 Denman St. which calls for changing the current space to a retail cannabis store. It will be extremely upsetting and disappointing if this is approved. I have a number of reasons for opposing this development. First, as a long time resident and property owner in the West End, I have witnessed a decline in the safety of the neighbourhood. When I first moved to the area, it was a highly desirable area filled with interesting shops and unique restaurants. Over the past several years, I have witnessed so many businesses close due to high rents as well as increase in crime and homelessness. Drug supplies can be found all over the area.

Second, the West End, in particular the English Bay area, continues to be a high demand area for tourists. Denman St has always drawn tourists, especially in the summer months. The specific site in question at 999 Denman St, has been home to a framing and art gallery since the 1970's. It has drawn tourists and locals alike to that corner to view the beautiful art of Stanley Park and Vancouver. Unfortunately, in part due to Covid, the framing and art shop closed in recent months. However, much to my pleasant surprise and many in the neighbourhood, some people who worked in the long-time store were able to obtain a lease on the space and re-open a new art gallery named "Lost Lagoon" framing and aesthetics. I now see people strolling at night again in front of the store admiring the new art in the windows. It is also great they named the store after the "Lost Lagoon" in Stanley Park. I am very confident that tourists and locals would much rather come to the West End to view art than to see a cannabis shop.

Third, there are two schools within a few blocks of the site, as well as the West End Community Centre within the next block. I am not anti-cannabis and fully recognize it is now legal. However, considering the above mentioned factors as well as the high traffic nature of the area, I strongly believe an art gallery should be allowed to continue in this space which contributes to the overall cultural identify of the West End and will attract tourists as well as locals much more than a cannabis store.

In addition, s.22(1)

s.22(1) I am concerned about the future of the neighbourhood and the fact that homelessness and drug use is increasing on the streets of the West End. I am extremely disappointed by the direction the city has gone in particular in the West End. If this project is approved, I am prepared to sell my property and move out of the city of Vancouver. Unfortunately, I would be joining a large number of other former residents who have made the same decision. This, of course, contributes to the decline of the West End.

Let's allow a local art gallery to exist in this high traffic area. It is the right thing to do.

Regards,

s.22(1)

Vancouver, BC. s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/24/2020 3:32:30 PM
Subject: [EXT] Development Application 999 Denman Street DP-2020-00629

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.

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

With regards to the above development application, I personally think it is the last thing this neighbourhood requires is another Cannabis Store in the westend.

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/26/2020 11:29:42 AM
Subject: [EXT] development application DP-2020-00629

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 are writing to express our concerns for expansion of the number of Cannabis outlets in the WestEnd of Vancouver. We currently have a number of premises that have closed and remain empty. Two stores on Davie Street almost opposite each other with 1120 Davie being possibly a temporary closure. Vacant cannabis stores are also located on Robson street. There are at least 4 operational businesses, 1173 Robson, 1182 Thurlow, 1208 Davie , 651 Robson. The premises at Robson and Broughton has been waiting for a license for well over a year and remains empty. We need businesses that increase the vitality of our neighbourhood, providing services to a broad base of customers and contributing to the municipal taxes.

We recently were asked about the change of use to a cannabis dispensary for another business on Robson Street, in the 1700 block. This was a florists and now is empty. If that is approved, we will have yet another cannabis operation in our area. With so many failing, closing or never getting their license, we do not need more business failures and empty storefronts.

Sincerely

s.22(1)

Vancouver, B.C.

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/26/2020 3:04:39 PM
Subject: [EXT] DP 2020 00629

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.

Today I noted a Development Application for this property at Denman and Nelson St. Proposed is a Cannabis retail operation. The last thing the West End needs is another Cannabis store. I invite you to count the number within a few block radius of this site. King George Secondary School is one block away from this location.

I live on s.22(1) and we are in the midst of a surge of petty street crime. Weekly we are contacting VPD with complaints of vandalism to our building and trespassing for the purposes of injection drug use and crack smoking. Neither the VPD or the Mayor's office is responding with any intervention or even a plan to address these issues. This has been a pleasant community but it is fast deteriorating. As a Strata we are doing what we can with the few tools we have. We are demanding accountability from the City and we will continue to do this.

This DP is unwelcome in this neighbourhood.

s.22(1)

s.22(1)

Vancouver

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/30/2020 10:09:27 PM
Subject: [EXT] DP-2020-00629 - 999 Denman Street Comments

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.

August 30, 2020

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Hossam Meawad, Project Coordinator

RE: DP-2020-00629 - Development Application for a retail cannabis store at 999 Denman Street

Dear Mr. Meawad,

We are writing to oppose the Development Application for a retail cannabis store at 999 Denman Street.

We are opposed to the application based on the following concerns:

1. **The close proximity to residential buildings, schools, community centre, and library.** The proposed location is mostly a residential area. Our building, s.22(1) from 999 Denman is a family-oriented building where many families with young children live. In addition, the proposed store would be only one block from a secondary school and adjacent community centre, and two blocks from a primary school. We understand the proposed site location contravenes existing city bylaws (the proposed location lies within the required 300 metre buffer from a school and community centre).
2. **Parking, traffic congestion, and increased noise level.** s.22(1) from the proposed site. The corner of Nelson and Denman s.22(1) and we can hear the traffic noise and other activities on Nelson and Denman Street. We have already a congestion issue on busy Nelson Street with drivers illegally parking their vehicles in the no-stopping zone on Nelson near Denman as they run into Tim Horton's to purchase food. When this occurs, the street is reduced to one lane of traffic, and the intersection becomes blocked.

Another concern is the public seating on both the northwest corner of Nelson (beside the proposed cannabis store) and southeast corner of Denman Street. There is also a bench located beside the wooden fence s.22(1). In the past, these areas were primarily used by neighbourhood residents, often seniors. These benches are now most frequently used by people without homes who leave garbage and drug paraphernalia, and who cause noise disturbances late at night and into the early morning. In the application, the cannabis store estimates it would attract 200 customers per day from the hours of 9 am – 11 pm, seven days per week. The increase in vehicle and people traffic would greatly add to an already congested and noisy area.

In closing, we feel a store of this nature is better suited to a commercial area where there would be no impact on a family-oriented neighbourhood and where ample parking is available.

Sincerely,

s.22(1)

Homeowners

s.22(1)

Vancouver, BC s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
CC: barbara.parrott@vsb.bc.ca
Date: 8/26/2020 8:21:02 PM
Subject: [EXT] DP-2020-00629 999 Denman street near King George SS

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 Project coordinator,

Thank you for the notice of August 18, 2020.

I do support local business being returned to Denman Street, but not when it is in violation of city bylaw....

"11.6.2 A cannabis store is not permitted: (a) within 300 m of the nearest property line of a site containing another cannabis store; (b) within 300 m of the nearest property line of a site containing a school – elementary or secondary, or community centre or neighbourhood house; "

King George Secondary School is much closer than that.

I recall in 2009 when a bar wanted to open up in that same block - across from the same school no less. Many people were opposed to it and it did not go forward.

I am surprised that this permit has reached this level.

I urge you to reject this proposal.

s.22(1)

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



Virus-free. www.avast.com [avast.com]

[avast.com]

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/28/2020 1:31:42 PM
Subject: [EXT] DP-2020-00629 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 Hossam Meawad,

I am writing in regards Development Application DP-2020-00629 put forth by Thrive Advisors to have a new retail cannabis store at the corner of Denman and Nelson Streets in Vancouver's Westend. I write you as a concerned neighbour who resides nearby - just west of Denman, and as s.22(1) who has very serious health and safety concerns about locating a marijuana distribution shop in this area. Just outside the current framing shop is a gathering area where people with dual diagnoses - substance dependence and other mental health and social concerns sit and drink alcohol openly. Two liquor stores a mere ten minute walk apart from one another are already in the neighbourhood. Numerous bars line Denman Street. There is a high school half a block from the proposed cannabis store. Is it even legal to have such an establishment next to a school? The temptation to pop out of class during a break and grab a joint and not a cup of coffee is not to be facilitated. During the summer months, the area is filled with tens of thousands of people. To further add to the congestion and the existant psychosocial problems in the area by having ready access to another psychotropic drug is worrisome for many reasons. Please reconsider this application from a public health perspective of so that the well-being of our community is not put at additional risk.

Thank you for taking the time to carefully reflect on this topic with your Team.

Sincerely,
s.22(1)

s.22(1)

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/4/2020 11:51:08 AM
Subject: [EXT] DP-2020-00629

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 Hossam Meawad,

I'm writing in response to the Notice of Development Application for the retail cannabis store proposed to go in 999 Denman Street.

I've no problem with the nature of the business, but with the proposed hours of operation. I think 9AM - 11PM 7 days a week is excessive for a residential neighbourhood, and would invite noise and disruption. Staying open until 9PM seems ample hours for any business.

Sincerely,

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/21/2020 1:43:25 AM
Subject: [EXT] Fw: Fwd: Cannabis Retail Development Applications at 999 Denman 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 do not want this garbage here.

Subject: Cannabis Retail Development Applications at 999 Denman Street

Hi everyone,

There is a Cannabis Retail Development Application to the City of Vancouver by the owners of 999 Denman Street (corner of Denman and Nelson) to change the current usage of the space as Lost Lagoon (a rental store selling art and local crafts) to a cannabis store. If you object to the idea, please contact the city and make your concerns known. Information is here: <https://development.vancouver.ca/pc999denman/index.htm>

You can contact Hossam Meawad, Project Coordinator, by email at hossam.meawad@vancouver.ca, or by phone at 604.654.0754, before September 1, 2020.

I feel this location is too close to the several schools nearby and there are already enough cannabis stores on Davie Street to fulfill all the needs of those needing to buy cannabis products.

Please make your voice heard soon if you have concerns, and please forward this to others if you feel so inclined.

thanks,

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/25/2020 2:38:27 PM
Subject: [EXT] Fwd: FW: 999 Denman 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.

Hello Hossam,

I have some concerns regarding the cannabis store application for 999 Denman St.

The area is often frequented by vagrants that loiter, do drugs and drink alcohol at this location right at the corner of Nelson & Denman. Please check police records as I have logged numerous reports of street parties happening at all hours on a near daily occurrence. There have also been numerous times that I have had to call for EMTs to respond to drug overdoses at that location, please also check on this with VPS.

The location in question is across the street from a Tim Horton's coffee shop which also has an element that attracts people to loiter & yes often enjoy their coffee, however the temptation would probably be too great for some to stay and partake in their recently purchased cannabis as there are benches on three sides of this corner.

This is a residential neighbourhood that we are doing our best to keep clean in these challenging times.

Additionally, This location is within 300m of two schools and a community centre which is nearly across the street next door to a school. Please consider this as well.

Thank you for hearing my concerns and looking forward to discussing with you further.

Thank you,

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/21/2020 9:53:20 PM
Subject: [EXT] No Cannabis outlet at 999 Denman 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 Mr. Meawad,

We spoke last week, and I am following up to express my firm objection to proceeding with the development application at 999 Denman St. This location is completely inappropriate, and actually illegal as it is within 300 metres of King George Secondary school.

Cannabis outlets are springing up like mushrooms all over the city, and I think that Council should set limits on how many such stores are allowed, and how they are spaced.

My experience with store front cannabis shops is that they draw drug oriented or addicted people who hang around and often smoke there. They change the flavour of the neighbourhood. Denman is already becoming increasingly seamy, seedy...with fast food stores, chains, high turnover, and a serious decline in the number of small independent businesses. Please do not further this trend.

With concern, and hope that this and other cannabis developments will be reconsidered. (There is actually another application on Bute at Davie.)

s.22(1)

s.22(1)

Vancouver, BC s.22(1)

s.22(1)



From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/25/2020 9:55:08 AM
Subject: [EXT] Notice of Development Application 999 Denman Street DP-2020-00629

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.

Mr. Meawad,
I live at s.22(1) and received your card in the mail notifying me of the zoning application.

I am opposed to this application as it does not fit into a neighbourhood with children and families. This proposed business is less than s.22(1). There is currently a high degree of drug use, alcohol abuse, and homeless vagrants loitering on that intersection due to the benches situated beside 999 Denman Street and across the street street beside the HSBC Bank. I already have to tolerate vaping, cigarette and marijuana smoke. Not to mention the needles, broken glass and garbage. I certainly do not want to add a marijuana retail store to be an additional magnet of further trouble.

There used to be a marijuana retail store 300 meters away on Davie and Bidwell and the violence and loitering outside that store was frightening.

Further city bylaws state that a marijuana retail store shouldn't be 300 meters from a school. King George Secondary High School is less than a 180 meters away. Many of the teens break and lunch in the area.

Further to this, on the same property, there is a daycare in the Westend Community Center, a Public Library and many family and youth programs.

Lord Roberts Elementary School at 350 mteres, is technically allowable, but the blocks spanning from Pendrel to Haro and Cardo to Denman are School zones due to the children going to and from school.

I definitely feel this is not the right location for this business.

s.22(1)

Vancouver, BC s.22(1)

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/21/2020 3:00:57 PM
Subject: [EXT] Opposition to proposed cannabis store at 999 Denman Street

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Hossam Meawad
Project Coordinator

Dear Mr. Meawad

As a resident of the West End in Vancouver, I want to voice my opposition to the proposed cannabis store at 999 Denman Street. While I am not opposed to people using cannabis, I am against a store like this opening in our neighbourhood, for the same reason I'd be against another fast-food franchise. Both are unhealthy and neighbourhood-destroying. I realize a lot of people are trying to cash in on the burgeoning cannabis market, but there are no shortage of such businesses across the Lower Mainland, and given the healthy, family-oriented demographic in the West End, a store like this is not a good fit for this area. Besides that, we already have a cigar shop on the same block. A cannabis store taking over a terrific corner that has, for as long as I can remember, housed an amazing art store, would be a shame and an eyesore, one that I'm sure would leave a bad taste in the mouths of many, many West End residents.

If there is a petition against this store going in, I'd love to be made aware of it and would enthusiastically sign.

Sincerely,

s.22(1)

Vancouver

From: s.22(1)

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

Date: 8/21/2020 11:10:45 AM

Subject: [EXT] pot shop proposal at Denman and Nelson

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I am a resident of the West End and want to express my concern about this proposal for a pot shop, (quite a large one it seems) on Denman at Davie. There are already plenty of pot shops quite nearby on Davie. We don't need another one here, especially not so close to the school and community centre.

Thanks for considering my opinion.

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/31/2020 9:32:04 AM
Subject: [EXT] proposed Retail Cannabis Store @ 999 Denman St

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Mr Meawad

I am very opposed to the proposed Cannabis store at 999 Denman Street.

It is my understanding that it is too close to King George High School.

Also the West End has actually been a nice family neighborhood and this just isn't wanted here.

With the influx of people from the DTES due to Covid, the neighborhood has gone rapidly down hill over the Summer. Instead of whinos in the alleys there is now open drug use. I do believe there has also been some prostitution activity near the library and high school.

A Cannabis store and its patrons are not wanted.

s.22(1)

From: s.22(1)

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

Date: 8/29/2020 5:44:59 PM

Subject: [EXT] Re: 999 Denman 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.

Thanks for your call yesterday and regarding the application for a cannabis store on the corner of Denman & Nelson, my opinion is that the application should be approved and more to the point, should not be denied, per the following comments:

1. My understanding is that cannabis retail stores are strictly regulated, ie. they must be properly licensed and must conform to various rules and regulations.
2. I believe that they are legally bound to sell only to those aged 18 years and older and that they require two pieces of ID with at least one photo ID when making a sale.
3. I understand that there are some people in this neighbourhood opposed to this application because the location is somewhat nearby a school. If that is the case, why would a tobacco shop located very nearby, be allowed to remain open for many years, assuming that this type of business as well, may sell only to those who are 18 and over? If this is true it appears to be quite illogical and seems it would be very unfair to deny it..
4. Are liquor stores also not bound by these regulations? If so, there is a private liquor store on the corner of Denman and Comox Street,, again within a few blocks of King George school, and also a gov't liquor store on Robson between Denman and Bidwell.
5. Surely it cannot be said that tobacco and liquor are less of a danger to young people than cannabis.
6. I know a number of people in the Westend, many of whom are seniors, who purchase CBD products for use in relieving various problems, for example arthritis and sleeping disorders. A cannabis store conveniently located on Denman I think would be very much appreciated by many, rather than having to go uphill way up Davie Street to purchase products.

Thank you for the opportunity to express my opinion and I sincerely hope that there will be a non-discriminatory decision reached in favour of the applicant.

s.22(1)

On Fri, Aug 28, 2020 at 9:55 AM Meawad, Hossam <Hossam.Meawad@vancouver.ca> wrote:

Hi s.22(1)

Thank you for the call. Please feel free to provide me a written response on this application so that I

can share it with the Director of Planning.

Best,

HOSSAM MEAWAD , M. Arch, Architect AIBC

PROJECT COORDINATOR | DEVELOPMENT REVIEW BRANCH

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

604.654.0754

hossam.meawad@vancouver.ca



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From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/15/2020 11:41:12 PM
Subject: [EXT] Re: 999 Denman Street - DP-2020-00629

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Dear Mr. Meawad,

I am writing to express my disappointment that a development application (DP-2020-00629) is being considered for a cannabis store at 999 Denman Street. s.22(1) so I am very familiar with the intersection and building in question. The current occupant of the space contributes an unusually attractive corner storefront to the neighbourhood and provides a useful service to the community.

While I understand that cannabis stores need places to operate, they do not present attractive storefronts and I do not think that such a business would be an appropriate choice for this particular location. In addition, we already have a liquor store only one block away from the proposed location, so the immediate area already has a similar outlet with an uninspiring facade and long lines of customers outside. We do not need a second. Surely there are better places to put a cannabis store, including many other choices on Denman Street itself.

Thank you for considering my views as part of your deliberations.

Best wishes,

s.22(1)

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/24/2020 9:46:02 AM
Subject: [EXT] Re: Development application 999 Denman Street DP.2020-00629

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.

To Hossam Meawad, Project Coordinator

Re: Development application for a cannabis store at 999 Denman Street DP.2020-00629

I am writing to you regarding the above application. I strongly oppose this application as I feel it is not a good fit for the neighbourhood which is experiencing a great deal of disorder and degradation, and I don't think a cannabis store would improve the situation.

Perhaps Thrive Advisors is the only business that can afford the exorbitant rent charged for this space; but surely this beautiful and classic old building deserves a better fate.

I have e-mailed our MLA Spencer Chandra Herbert with my concerns about this application and also regarding the disorder on Denman Street.

Sincerely,

s.22(1)

Resident of the West End.

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/25/2020 7:22:50 PM
Subject: [EXT] Re: DP - 2020-00629 999 Denman

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.

Sorry, not sure why that sent! I think the location is not desirable to the neighbourhood, and the distance to the high school and elementary school is too close. There is already a store on Davie street and one on Lower Robson that aren't open, and Denman has a number of store fronts for lease. If the delay on this is anything like the other cannabis retailers, it is just another empty store front. I feel that with the neighbourhood as it is, more stores of use to the whole neighbourhood instead of a niche market makes sense.

Thank you,

s.22(1)

Sent from my iPhone

> On Aug 25, 2020, at 7:18 PM, s.22(1) wrote:

>

> Hello,

>

> I am writing regarding the application for a retail cannabis store at 999 Denman. There are enough vape and cannabis stores downtown; there does not need to be one less that two blocks away from a high school

>

> Sent from my iPhone

From: "Rebecca Hardin" <rebecca@thriveadvisors.ca>
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/30/2020 12:34:25 PM
Subject: [EXT] RE: [EXT] RE: [EXT] FW: DP-2020-00629 / 999 Denman St
Attachments: Denman ~ Aug 282020.PDF

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

Good afternoon Hossam,
How are you? Please find attached letter of support for the above noted application.

*****NEW Email Address Alert** Please be sure to update your contact details.**

Rebecca Hardin
Liquor & Cannabis Advisor



604.314.0176
rebecca@thriveadvisors.ca
thriveadvisors.ca [thriveadvisors.ca]
It's easier than you think™

The highest compliment I receive is a referral.
If you know of someone who may require the services of a liquor / cannabis consultant, please pass along my details.

From: Meawad, Hossam <Hossam.Meawad@vancouver.ca>
Sent: August 13, 2020 10:48 AM
To: Rebecca Hardin <rebecca@thriveadvisors.ca>
Subject: RE: [EXT] RE: [EXT] FW: DP-2020-00629 / 999 Denman St

Hi Rebecca,

The signs will need to stay until decision – 3 months from now.

Best,

Hossam

From: Rebecca Hardin [mailto:rebecca@thriveadvisors.ca]
Sent: Thursday, August 13, 2020 10:43 AM
To: Meawad, Hossam
Subject: [EXT] RE: [EXT] FW: DP-2020-00629 / 999 Denman 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.

Can you tell me how long the signs need to stay in place? The landlord was seeking this information. is it 2 weeks?

Rebecca

*****NEW Email Address Alert** Please be sure to update your contact details.**

Rebecca Hardin

Liquor & Cannabis Advisor



604.314.0176

rebecca@thriveadvisors.ca

thriveadvisors.ca [thriveadvisors.ca]

It's easier than you think™

The highest compliment I receive is a referral.

If you know of someone who may require the services of a liquor / cannabis consultant, please pass along my details.

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

Sent: August 13, 2020 10:06 AM

To: Rebecca Hardin <rebecca@thriveadvisors.ca>

Subject: RE: [EXT] FW: DP-2020-00629 / 999 Denman St

Hi Rebecca,

These locations should be fine, behind the glass.

From: Rebecca Hardin [mailto:rebecca@thriveadvisors.ca]

Sent: Thursday, August 13, 2020 10:02 AM

To: Meawad, Hossam

Subject: [EXT] FW: DP-2020-00629 / 999 Denman 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.

Hossam,

Are you ok with the placement below. our areas are limited and we can't go into the ground.

Rebecca

*****NEW Email Address Alert** Please be sure to update your contact details.**

Rebecca Hardin

Liquor & Cannabis Advisor



604.314.0176

rebecca@thriveadvisors.ca

thriveadvisors.ca [thriveadvisors.ca]

It's easier than you think™

The highest compliment I receive is a referral.

If you know of someone who may require the services of a liquor / cannabis consultant, please pass along my details.

From: Flavio Melo <flavio@simplesigninc.com>

Sent: August 13, 2020 9:56 AM

To: Rebecca Hardin <rebecca@rebeccahardin.ca>

Cc: Tyson Longworth <tyson@simplesigninc.com>; Daniel Smutylo <dan@simplesigninc.com>

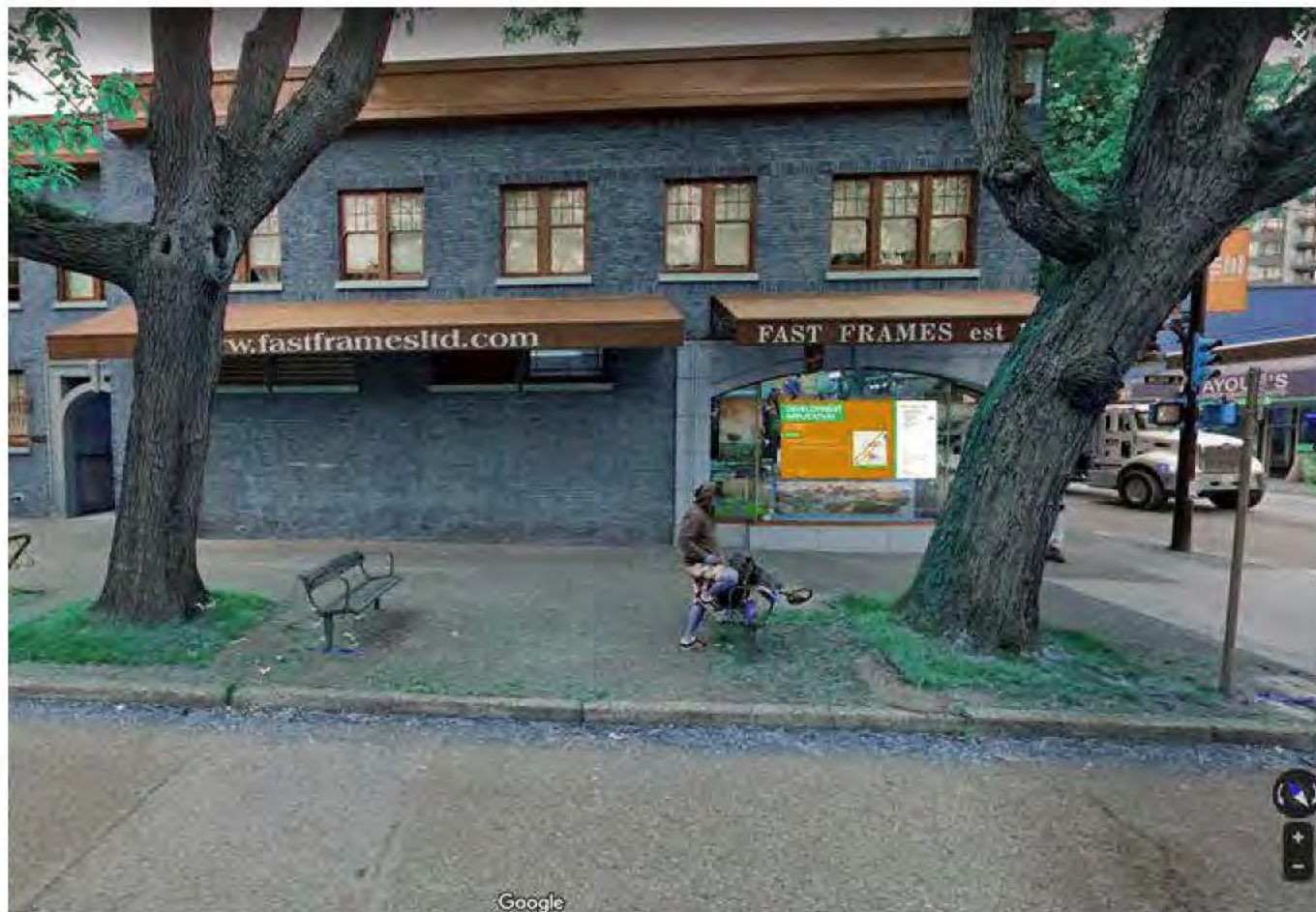
Subject: Re: DP-2020-00629 / 999 Denman St

Hello Rebecca,

Thank you for the approval. Please the attached mockup for the sign placement.

Many thanks,

Flavio Melo, Production Manager
Simple Sign Inc.
M - 778.846.7612





On Aug 13, 2020, at 7:03 AM, Rebecca Hardin <rebecca@thriveadvisors.ca> wrote:

Morning!

Please proceed with fabricating and installing 2 signs – one for each street as this is a corner site. Once done, please email me photos of the install.

Rebecca Hardin
Direct: 604.314.0176
www.thriveadvisors.ca [thriveadvisors.ca]

---- On Wed, 12 Aug 2020 12:36:37 -0700 Flavio Melo<flavio@simplesigninc.com> wrote ----

Hello Rebecca,

Please see attached the sign proof. Do you mind in confirm how many sign will be necessary?

Many thanks,

Flavio Melo, Production Manager
Simple Sign Inc.
M - 778.846.7612

On Aug 12, 2020, at 9:05 AM, Rebecca Hardin
<rebecca@thriveadvisors.ca> wrote:

Awesome! Please go ahead.

Rebecca

*****NEW Email Address Alert** Please be sure to update your contact details.**

Rebecca Hardin

Liquor & Cannabis Advisor

 604.314.0176
rebecca@thriveadvisors.ca
thriveadvisors.ca [thriveadvisors.ca]
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From: Flavio Melo <flavio@simplesigninc.com>
Sent: August 11, 2020 10:06 AM
To: Rebecca Hardin <rebecca@thriveadvisors.ca>
Cc: Tyson Longworth <tyson@simplesigninc.com>; Daniel Smutylo <dan@simplesigninc.com>
Subject: Re: DP-2020-00629 / 999 Denman St
Importance: High

Hello Rebecca,

Thank you for the email. We can do the same previous price \$310, per sign, plus tax, for our all-inclusive services. That means, sign printing, installation, and free/optional sign removal. Please let me know if you wish to proceed and we send you a sign proof.

Many thanks,

Flavio Melo, Production Manager
Simple Sign Inc.
M - 778.846.7612

On Aug 11, 2020, at 8:58 AM, Rebecca Hardin <rebecca@thriveadvisors.ca> wrote:

Good morning,
How are you? We are in need of a sign for non-medical cannabis to be posted on our property at 999 Denman. You had done some work for me for 460 Granville and 3039 Granville, so I thought I would keep the work coming?

Please find attached the City of Vancouver guidelines. If you would be so kind as to confirm this works for you and fees, it would be appreciated.

Rebecca

*****NEW Email Address Alert** Please be sure to update your contact details.**

Rebecca Hardin

Liquor & Cannabis Advisor

604.314.0176
rebecca@thriveadvisors.ca
<image001.png> thriveadvisors.ca [thriveadvisors.ca]
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If you know of someone who may require the services of a liquor / cannabis consultant, please pass along my details.

From: Meawad, Hossam <Hossam.Meawad@vancouver.ca>
Sent: August 10, 2020 7:05 AM
To: Rebecca Hardin <rebecca@thriveadvisors.ca>
Subject: DP-2020-00629 / 999 Denman St

Hi Rebecca,

Please read the attached documents on how to prepare and design the site sign. Once you have prepared this, then please send me a PDF copy for final approval before proceeding with fabricating and installing the sign. Let me know if you have any questions.

Thank you,

HOSSAM MEAWAD, M. Arch, Architect AIBC
PROJECT COORDINATOR | DEVELOPMENT REVIEW BRANCH
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
604.654.0754
hossam.meawad@vancouver.ca

<image003.png>

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

<Site Sign Guidelines.PDF><Site Sign Location Map Instructions.pdf><1B-DA-sitesign-template.idml><Site Sign Email for 999 Denman St.pdf>

Date dd/mm/yy

City of Vancouver
Development, Buildings & Licensing
515 W. 10th Ave
Vancouver BC V5Z 4A8

Re: Development Permit Application: DP-2020-00629 - 999 Denman Street, Vancouver

Please accept this letter as indication of my support for the above noted project.

It is my understanding the applicant is seeking to permit a non-medical cannabis retail store at 999 Denman Street, Vancouver.

I believe the proposed site is a great location for a retail store. The operator has an extensive understanding of regulations and requirements including protecting public safety initiatives, which is important to me as a consumer and important for this area.

They have decades of experience working within the controlled substance, hospitality industry and would be the best candidate to obtain a non-medical cannabis retail license at 999 Denman Street.

Kind regards,

s.22(1)

s.22(1)

Address

s.22(1)

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Kind regards,

s.22(1)

Printed Name

Vancouver

Address

—

Email

Date dd/mm/yy

City of Vancouver
Development, Buildings & Licensing
515 W. 10th Ave
Vancouver BC V5Z 4A8

Re: Development Permit Application: DP-2020-00629 - 999 Denman Street, Vancouver

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VANCOUVER WESTEND

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Aug 28/20
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78 / 8 / 20

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Email

From: "Salvador Namur" <Salvador.Namur@fsresidential.com>
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 8/27/2020 1:02:21 PM
Subject: [EXT] RE: Letter from Admiral Point, VR2526
Attachments: CORR-V-2020-08-27-Cannabis Store.pdf

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 again Hossam,

Please find attached the mentioned letter; a printed one is on the way by regular mail,

Thank you for your attention to this,

Best regards,

Bcc Council President



FirstService
RESIDENTIAL

[\[fsresidential.com\]](https://www.fsresidential.com)

SALVADOR NAMUR

Strata Manager

200 Granville Street | Suite 700 | Vancouver, BC, Canada V6C 1S4

Office 604.683.8900 | Fax 604.689.4829

Toll Free 1.855.683.8900 | Customer Care Centre 1.855.273.1967

Email salvador.namur@fsresidential.com

www.fsresidential.com [\[fsresidential.com\]](https://www.fsresidential.com)

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| Facebook [\[facebook.com\]](https://www.facebook.com) | Twitter [\[twitter.com\]](https://www.twitter.com) | LinkedIn [\[linkedin.com\]](https://www.linkedin.com) | YouTube [\[youtube.com\]](https://www.youtube.com)

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

Sent: August-27-20 11:06 AM

To: Salvador Namur <Salvador.Namur@fsresidential.com>

Subject: RE: Letter from Admiral Point, VR2526

Hi Salvador,

Please feel free to email me the letter directly or mail it to the address under my signature.

Thank you,

HOSSAM MEAWAD, M. Arch, Architect AIBC

PROJECT COORDINATOR | DEVELOPMENT REVIEW BRANCH

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

604.654.0754

hossam.meawad@vancouver.ca

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From: Salvador Namur [<mailto:Salvador.Namur@fsresidential.com>]
Sent: Thursday, August 27, 2020 10:35 AM
To: Meawad, Hossam
Subject: [EXT] Letter from Admiral Point, VR2526

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

Good morning Hossam Meawad,

I will send you soon a letter on behalf of Strata VR 2526, Admiral Point,

Please provide me with your mailing address,

Thanks,

Sincerely,



FirstService
RESIDENTIAL

[fsresidential.com]
[nam05.safelinks.protection.outlook.com]

SALVADOR NAMUR
Strata Manager

200 Granville Street | Suite 700 | Vancouver, BC, Canada V6C 1S4
Office 604.683.8900 | Fax 604.689.4829
Toll Free 1.855.683.8900 | Customer Care Centre 1.855.273.1967
Email salvador.namur@fsresidential.com

www.fsresidential.com [fsresidential.com]
[nam05.safelinks.protection.outlook.com]

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[nam05.safelinks.protection.outlook.com] | YouTube

[youtube.com] [nam05.safelinks.protection.outlook.com]

August 27, 2020

**VIA REGULAR MAIL AND EMAIL
HOSSAM.MEAWAD@VANCOUVER.CA.**

City of Vancouver
Development, Buildings, & Licensing
515 W 10th Ave.
Vancouver, BC V5Z 4A8

Attention: Hossam Meawad, Project Manager

Dear Sirs/Mesdames:

**Re: Strata Plan VR 2526 – Admiral Point
1838 Nelson Street, Vancouver, BC
Cannabis Store**

A notice has been placed in the window of the existing store at 999 Denman Street inviting comments (before September 1st) concerning the proposal to establish a retail cannabis store on this site (DP-2020-00629). The comments that follow are submitted by the Admiral Point Strata Council on behalf of the residents of Admiral Point building at 1838 Nelson Street, Vancouver.

1. Admiral Point Strata Residence is a residential Strata building at 1838 Nelson Street, which faces, and is very close to, the proposed store at 999 Denman Street, on the corner of Denman & Nelson streets. Apart from a narrow ribbon of small, consumer-orientated shops & restaurants along Denman Street, city blocks at this intersection consist entirely of apartment buildings and residential strata buildings.
2. The Owners and residents of Admiral Point strongly oppose and object to the siting of a cannabis retail store on the proposed site.
3. The proposed site is on the corner of Denman & Nelson streets. As previously stated, this mostly a residential area, which is completely unsuitable for the siting of a retail cannabis store.
4. The proposed site is very close to a number of community facilities including a school, library, and large community center. In correspondence with an Admiral Point resident, the City and the applicant have both acknowledged that siting a cannabis store in the proposed location contravenes existing city bylaws (the proposed location lies within the required 300 metre buffer from school and community centre). The city's bylaws were carefully drafted to protect communities and should be enforced. The proposed cannabis store should be prohibited from being sited in this location.
5. The intersection of Denman and Nelson is already very busy with car traffic, illegally parked vehicles, pedestrian traffic and vagrancy. It contains several public sitting areas that are heavily used by smokers. These include street furniture on the northwest corner immediately outside the proposed cannabis store, and a metal bench, recently installed by

local authorities, that is immediately beside a wooden fence surrounding our strata building. These benches are not meant for smoking. None of them, however, feature NO SMOKING signs. Cigarette butts are tossed to the ground to the detriment of all. It is highly likely that cannabis store customers will be attracted to these benches, which will result not only in more pollution, including discarded food and liquor containers, but more noxious fumes and smoke that will permeate residences. We believe that retail cannabis stores should locate their premises in more commercial areas where such contamination is more vigorously dealt with by local authorities.

Yours truly,

Graeme Tippet
President Strata Council
The Owners Strata Plan VR 2526
Admiral Point

From: s.22(1)
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
CC: info@vsb.bc.ca
Date: 8/30/2020 12:26:11 PM
Subject: [EXT] Retail Cannabis Store DP-2020-00629

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 received Notice of this Development Application for 999 Denman Street.

King George Secondary School is at 1755 Barclay Street.

I do not think its wise for this type of retail to be allowed so close to a school.

A few blocks away on Robson Street there are two or more of these cannabis stores. We do not need any more in the west end.

Thank you for your urgent attention to this outrageous application.

s.22(1)

Sent from my iPad

From: "Planning Info" <planninginfo@vancouver.ca>
To: "Meawad, Hossam" <Hossam.Meawad@vancouver.ca>
Date: 9/23/2020 2:11:02 PM
Subject: FW: 999 Denman Street

Hi Hossam,

This comment came in through the Planning Info Line and I see you are listed as the City contact for this DP application. I don't see a particular question there, but I am forwarding this to you for your follow-up as necessary.

Kind regards,

Joseph Tohill, Rezoning Planner
Planning Info Line
City of Vancouver

From: s.22(1)
Sent: Wednesday, September 23, 2020 1:54 PM
To: Planning Info
Cc: West End Community Centre; pgodfrey@vsb.bc.ca; barbara.parrott@vsb.bc.ca; Taylor, Geoff; rzerbe@vsb.bc.ca
Subject: [EXT] 999 Denman 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!

I have lived in the beautiful West End for many years and this is regarding 999 Denman Street **V6G**

2M3

There is a re-zoning application to open a cannabis store however with the city by law 11.6; within 300 meters of the nearest property line of a site containing a school-elementary or secondary, or community center or neighborhood house. I understand how cannabis is legal and government owned however 999 Denman Street is actually located 120 meters away from King George Secondary School and 180 meters away from the West End Community Center. There are several cannabis stores opening up in the area including the space where the Windsor Market was located and has now closed (a beautiful shop with the prettiest flowers and kind owner) **V6G 1E2** this is ridiculous! Small businesses are being pushed out of spaces due to this and it is not okay! There are several cannabis stores located everywhere so close to each other and you are allowing no room for a business to flourish aside from cannabis stores. It is completely unacceptable. Please let Muse cannabis know this is unacceptable and to relocate elsewhere. Let's keep the West End beautiful and give businesses a chance. We all see how fast things end up closing down here. Give them a chance. It seems the city has zero effort to keep this as a "community" which is the best part of the West End so what a shame.

Thank you for your time,

s.22(1)

From: s.22(1)

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

CC: s.22(1)

Date: 8/31/2020 5:51:00 PM

Subject: Notice of Development Application DP-2020-00629 - 999 Denman street

Attachments: Notice of Development Application DP-2020-000629 - 999 Denman Street.pdf

Notice of Development Application DP-2020-00629

Hello Hossam,

Thank you, for allowing public consultation regarding the retail Cannabis store proposed for 999 Denman Street (DP-2020-00629). As a resident and owner at s.22(1) I can speak to the deterioration of the neighborhood, particularly the corner of Nelson and Denman NW and SW corner, SE.

To open a cannabis store at this corner, where there is already such a high concentration of fast food, convenience, liquor, and cigarettes stores really is a risk to the overall street health. At this time already within one block there is a Seven Eleven, A & W, Burger King, Tim Horton's, Denman Beer Wine and Spirits (liquor store), Denman Cigar/Cigarette House; these establishments draw a certain crowd that tends to loiter for long periods of time. This is exacerbated by the public area/benches on the corner.

Since Aug 30, 2019 over 42 calls have been made to VPD non emergency line for complaints of excessive drinking/partying, people causing a disturbance, general mischief, overdose etc to the NW corner of Nelson and Denman. The constant drinking, smoking and partying that takes place on the benches on this corner can only be expected to increase if the Cannabis store opens.

Please give this block/corner a fighting chance to be safe. There are residents' young, old and everyone in between that pass by this corner and live above the store. If the cannabis store opens and customers are allowed to queue down Nelson Street, it will not feel residential, but only commercial and it will draw more smoking pollution than we already have. I'd like to add that over the years I've reached out to the community for help with this vagrancy, I pursued discussion with the west end biz association, as well as to the city in addition to VPD non emergency to get help with the trouble on the corner (my calls date back to 2018 about the issues, the 42 calls I refer to above are only from Aug 30, 2019, to Aug 30, 2020).

Lastly, attached are some photos for your review taken in the last few months, they highlight the issues and also show that the police are called out to deal with the loitering issues. The residents that live and rent here are struggling to maintain a sense of safety and your consideration to prohibit this store from opening could really help. I have case #'s and records of my pursuit for help.

Thank you, for your consideration.

s.22(1)

Notice of Development Application DP-2020-00629

Hello Hossam,

Thank you, for allowing public consultation regarding the retail Cannabis store proposed for 999 Denman Street (DP-2020-00629). As a resident and owner at s.22(1) I can speak to the deterioration of the neighborhood, particularly the corner of Nelson and Denman NW and SW corner, SE.

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s.22(1)



s.22(1)



s.22(1)



s.22(1)



Thank you,

s.22(1)





DP Distribution Memo

Date: August 6, 2020

Project Address: 999 Denman St

Permit No: DP-2020-00629

Related to:

Target Dates: ER

Intake Date: August 6, 2020

PCM November 5, 2020

Zone: C-5

Comments Due: October 8, 2020

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

Project Description:

To perform interior alterations and to change the use of approximately 1510 square feet from Retail to a Retail Cannabis Store

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

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

Thanks.

Hossam Meawad, Project Coordinator, 604.654.0754

DP Distribution Memo

Date: August 6, 2020

Project Address: 999 Denman St

Permit No: DP-2020-00629

Related to: _____

Target Dates: **ER**

Intake Date: August 6, 2020

PCM

November 5, 2020

Zone: C-5

Comments Due: October 8, 2020

Group	Name	Remarks	# of plans
Project Coordinator	Hossam Meawad		3
Project Facilitator	.		
Development Planner	.		
Landscape Planner	.		
Heritage Planner	.		
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Thanks.

Hossam Meawad, Project Coordinator, 604.654.0754

56201
DUE TO TODAY



Unit 157 (Upper Level)
5489 Byrne Road Burnaby BC
Canada V5J 2J1
604.200.1887
www.whgdesign.ca

TRANSMITTAL

To:

Date: August 6, 2020

From: David Wong
WHG Design Ltd.

Project: DENMAN STREET CANNABIS
999 DENMAN STREE
VANCOUVER, B.C.
V6G 2M3

DP FILE: 2020-00629

TO: Hossam Meawad
515 W 10th AVE.
VANCOUVER, B.C.
V5Z 4 A8

Dear Hossam Meawad,

Please find attached four sets of development drawing for DP file 2020-00629.

Drawings:

- 4x Development Permit Plans (2'x3')

Warm regards,

David Wong
WHG Design

SEP 11 2020

Received

August 27, 2020

VIA REGULAR MAIL AND EMAIL
HOSSAM.MEAWAD@VANCOUVER.CA.

City of Vancouver
Development, Buildings, & Licensing
515 W 10th Ave.
Vancouver, BC V5Z 4A8

Attention: Hossam Meawad, Project Manager

Dear Sirs/Mesdames:

**Re: Strata Plan VR 2526 – Admiral Point
1838 Nelson Street, Vancouver, BC
Cannabis Store**

A notice has been placed in the window of the existing store at 999 Denman Street inviting comments (before September 1st) concerning the proposal to establish a retail cannabis store on this site (DP-2020-00629). The comments that follow are submitted by the Admiral Point Strata Council on behalf of the residents of Admiral Point building at 1838 Nelson Street, Vancouver.

1. Admiral Point Strata Residence is a residential Strata building at 1838 Nelson Street, which faces, and is very close to, the proposed store at 999 Denman Street, on the corner of Denman & Nelson streets. Apart from a narrow ribbon of small, consumer-orientated shops & restaurants along Denman Street, city blocks at this intersection consist entirely of apartment buildings and residential strata buildings.
2. The Owners and residents of Admiral Point strongly oppose and object to the siting of a cannabis retail store on the proposed site.
3. The proposed site is on the corner of Denman & Nelson streets. As previously stated, this mostly a residential area, which is completely unsuitable for the siting of a retail cannabis store.
4. The proposed site is very close to a number of community facilities including a school, library, and large community center. In correspondence with an Admiral Point resident, the City and the applicant have both acknowledged that siting a cannabis store in the proposed location contravenes existing city bylaws (the proposed location lies within the required 300 metre buffer from school and community centre). The city's bylaws were carefully drafted to protect communities and should be enforced. The proposed cannabis store should be prohibited from being sited in this location.
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local authorities, that is immediately beside a wooden fence surrounding our strata building. These benches are not meant for smoking. None of them, however, feature NO SMOKING signs. Cigarette butts are tossed to the ground to the detriment of all. It is highly likely that cannabis store customers will be attracted to these benches, which will result not only in more pollution, including discarded food and liquor containers, but more noxious fumes and smoke that will permeate residences. We believe that retail cannabis stores should locate their premises in more commercial areas where such contamination is more vigorously dealt with by local authorities.

Yours truly,

Graeme Tippet
President Strata Council
The Owners Strata Plan VR 2526
Admiral Point

MEMORANDUM

November 12, 2020

TO: Director of Planning

FROM: Hossam Meawad, Project Coordinator

SUBJECT: Recommendation to DOP re: **999 Denman St (DP-2020-00629)**

PROJECT DESCRIPTION: zone **C-5**

To perform interior alterations and to change the use of approximately 1510 square feet from Retail to a Retail Cannabis Store.

RECOMMENDATION SUMMARY:

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

- the proposed cannabis store is located within 300 m of two public schools: Lord Roberts Elementary (222.96 m) and King George Secondary (72.91 m);
- the proposed cannabis store is located within 300 m from the West End Community Centre (72.91 m); and
- the proposed cannabis store is located within 300m of an approved cannabis store (269.4 m) of 817 Bidwell (DP-2019-00987.)
- the City received objections from neighbors indicating concerns as outlined below.

Refusal 2 – Non-compliance – Regulations; the proposed development does not comply with the regulation of the Zoning and Development By-law that affect the site;

Refusal 5 – Non-compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;

Refusal 7 – Objections Received; objections have been received from neighbouring property owners;

Refusal 9 – Unsatisfactory – Proposed Use; the proposed use is unsatisfactory at this location;

CLEARANCES:

Department / Reviewer / Supervisor:		Notes:
Development	H. Meawad / JB	"Accepted with Conditions" Cleared 2020 Oct 01
Building	Kelly Anderson	"No Review Required" Cleared 2020 Sep 11
Engineering	L. Hawryluk	"Accepted with Conditions" Cleared 2020 Mar 16
Social Policy	A. Fridkin	"Accepted with Conditions" Cleared 2020 Nov 12

Licensing	S. Hicks	"Accepted with Conditions" Cleared 2020 Oct 08
Police	J. Christie	"Accepted with Conditions" Cleared 2020 Sep 01

NOTIFICATION SUMMARY:

SITE SIGN – Install verified on Aug 14	POSTCARD – (sent: Aug 18 / end: Sep 01)
712 TOTAL NOTIFIED	
50 TOTAL RESPONSES RECEIVED: 45 Objecting and 5 Supporting <ul style="list-style-type: none"> • There are schools, parks, playgrounds, and daycares located nearby; • There are too many cannabis stores in the area; • The proposed use would attract crime and addiction in the neighborhood; • The proposed use is not fitting in this family-oriented neighborhood; and • Hours of operations are too long. 	

TECHNICAL REVIEW:

BYLAWS, GUIDELINES, and POLICIES:

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

RELAXATIONS REQUESTED: none.

PARKING: 1 required / 0 provided (not shown)

LOADING: 1 Class B required / 1 provided (not dimensioned)

BICYCLE: 0 required / 0 provided

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

Yours truly,

Giselle Sneddon on behalf of



Hossam Meawad

hossam.meawad@vancouver.ca

(604) 654-0754

NOTICE OF DEVELOPMENT APPLICATION

999 Denman Street
DP-2020-00629



August 18, 2020

Thrive Advisors has applied to the City of Vancouver for permission to:

- perform interior alterations and change of use to Retail Cannabis Store on this site with:
 - a floor area of approximately 1,510 ft²; and
 - proposed operating hours:
9 am - 11 pm, seven days a week.

Under the site's existing C-5 zoning, the application is "conditional" so it may be permitted; however, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **September 1, 2020**. For more information and updates, visit: vancouver.ca/devapps

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



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはいせつなお知らせです。 どうかかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰਮਤਿ ਜਪਤਾਗੁਰਮਤਿ ਜਪਤਾਗੁਰਮਤਿ ਜਪਤਾਗੁਰਮਤਿ



City of Vancouver
Mailroom
AUG 24 2020
Received

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