

File No.: 04-1000-20-2020-666

January 18, 2021

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 December 11, 2020 for:

**All records of correspondence from public consultations and notification replies regarding development application DP-2020-00768 at 7963 Granville Street. Date range: September 1, 2020 to December 11, 2020.**

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2020-666); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

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

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

Encl.

:aa

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Tuesday, November 24, 2020 10:37 PM  
**To:** Choi, Nicole  
**Subject:** [EXT] [EXT] DP-2020-00768

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Hi Nicole,

I'd like to express my concern with regards to the development application of DP-20-00768. As residents of this community, we have seen fast growing and multiple establishments of Cannabis retail stores in the same marpole community area, which is very concerning.

Should you put a limit on cannabis stores? A vibrant community needs diversity in retail stores, not just canabies... this is too much too many. I would appreciate that you do NOT approve this application and give the opportunity to other applications that the community really needs.

--

Regards,  
s.22(1)

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Friday, November 13, 2020 1:27 AM  
**To:** Choi, Nicole  
**Subject:** [EXT] DP-2020-00768 7963 Granville Street - comments

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Hi Nicole,

I'm writing to express my opposition against the development application by La Canapa Boutique for a Cannabis retail store at 7963 Granville Street (DP-2020-00768).

For reference, there is currently already another DP for a cannabis store at the corner of Granville street and 70<sup>th</sup>, located approximately 6-7 blocks away (DP-2020-00655). Not to mention along Granville there are currently one-two operating cannabis store in-between (HOB, located at 8424 Granville, and Canna Farmacy Medicinal society, located at 8546 Granville Street). From a simple community planning perspective, is this the direction the City of Vancouver promotes where we have a cannabis store every 2-3 blocks?

I would also question if this premise meets the municipal requirement where there is a need to be 300m from schools and community centre, as there is a surrounding school (Vancouver Hebrew Academy) located near the corner of Granville and 62<sup>nd</sup>, and a public library at Granville and 67<sup>th</sup>. This location appears to fall within the 300m – unless the argument is 300m to the front entrance to school / academy, which I find stretching the intent of this definition.

Thank you for your understanding,

s.22(1)

## Choi, Nicole

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**From:** Marpole Village <marpolebia@marpolevillage.ca>  
**Sent:** Friday, November 13, 2020 9:53 AM  
**To:** Choi, Nicole  
**Subject:** [EXT] Re: [EXT] [EXT] RSPO-0334 POSSE Permit Report for BIA was executed at 10/26/2020 11:30:03 PM

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Hi Nicole,

Further to our correspondence, please note that in addition to this proposed location being within 300 meters of a school, it is within very close proximity of an existing licensed Cannabis store.

Please note for your records that the Marpole BIA is not in support of this Development Permit Application. We will submit correspondence in this regard when appropriate. Please keep us informed of the progress of this application.

Thank you,  
Claudia

=====  
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=====

Claudia M. Laroye  
Executive Director, Marpole Business Association (BIA)  
201 - 8623 Granville St | Vancouver, BC | V6P 5A2  
tel. 604.418.8232 | fax 604.677.2750  
e [marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca) [[village.ca](mailto:marpolebia@marpolevillage.ca)]  
w [www.marpolemarpoleonline.com/village.ca](http://www.marpolemarpoleonline.com/village.ca) [[village.ca](http://www.marpolemarpoleonline.com/village.ca)]  
t @marpolevillage

I ♥ Marpole

On Oct 29, 2020, at 11:48 AM, Choi, Nicole <[Nicole.Choi@vancouver.ca](mailto:Nicole.Choi@vancouver.ca)> wrote:

Hi Claudia, Ann,

Thank you for your email.

I received the application on October 13, 2020, so the permit is still under review.

I will incorporate the concern that the location is within 300 meters of a school into my review.

The project still requires to go through notification and you will mostly get a post card with more information about the application at a later date.

Thanks,

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave

Vancouver | BC V5Z 4A8

<image001.png>

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**From:** Cooper, Ann <[ann.cooper@vancouver.ca](mailto:ann.cooper@vancouver.ca)>

**Sent:** Tuesday, October 27, 2020 10:24 AM

**To:** Marpole Village <[marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca)>; Choi, Nicole <[Nicole.Choi@vancouver.ca](mailto:Nicole.Choi@vancouver.ca)>

**Subject:** RE: [EXT] Re: [EXT] RSPO-0334 POSSE Permit Report for BIA was executed at 10/26/2020 11:30:03 PM

Nicole-my apologies. I meant to send the attachment as well.

~~~~~

Ann

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**From:** Marpole Village [<mailto:marpolebia@marpolevillage.ca>]

**Sent:** Tuesday, October 27, 2020 10:02 AM

**To:** Choi, Nicole <[Nicole.Choi@vancouver.ca](mailto:Nicole.Choi@vancouver.ca)>

**Cc:** Cooper, Ann <[ann.cooper@vancouver.ca](mailto:ann.cooper@vancouver.ca)>

**Subject:** [EXT] Re: [EXT] RSPO-0334 POSSE Permit Report for BIA was executed at 10/26/2020 11:30:03 PM

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Hi Nicole,

The permit report is attached. It was sent to us yesterday. Permit number is DP-2020-00768, for 7963 Granville Street.

Again, this location is within 300 meter distance of a school, and we are unaware whether proper Cannabis Retail Outlet/Unit permits from the City and Province have been received by the applicant, which is a requirement, as we understand. Thank you for your assistance.

Regards,

Claudia

=====  
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=====

Claudia M. Laroye

Executive Director, Marpole Business Association (BIA)  
201 - 8623 Granville St | Vancouver, BC | V6P 5A2  
tel. 604.418.8232 | fax 604.677.2750  
e [marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca) [[village.ca](http://village.ca)]  
w [www.marpole.marpoleonline.com/village.ca/village.ca](http://www.marpole.marpoleonline.com/village.ca/village.ca)  
t @marpolevillage

I ♥ Marpole

On Oct 27, 2020, at 9:30 AM, Choi, Nicole <[Nicole.Choi@vancouver.ca](mailto:Nicole.Choi@vancouver.ca)> wrote:

Hi,

What is the permit number? Or address?

Generally the format of a DP number for example is DP-2020-XXXXX or DP-2017-XXXXX

**Nicole Choi | Project Coordinator | Development Review Branch**

Development, Buildings, & Licensing  
City of Vancouver | 515 W 10<sup>th</sup> Ave  
Vancouver | BC V5Z 4A8

<image001.png>

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**From:** Cooper, Ann <[ann.cooper@vancouver.ca](mailto:ann.cooper@vancouver.ca)>

**Sent:** Tuesday, October 27, 2020 8:57 AM

**To:** Marpole Village <[marpolebia@marpolevillage.ca](mailto:marpolebia@marpolevillage.ca)>

**Cc:** Choi, Nicole <[Nicole.Choi@vancouver.ca](mailto:Nicole.Choi@vancouver.ca)>

**Subject:** RE: [EXT] Fwd: RSPO-0334 POSSE Permit Report for BIA was executed at 10/26/2020 11:30:03 PM

Hi Claudia

Nice to hear from you-and thanks for the reminder of your project; it has not been on my front burner for a week or so, so I will follow up so I'm ready for your email 😊

Regarding the cannabis store, the COV contact is Nicole Choi (whom I have copied on this email). Each application has a different contact, so Nicole would be your first.

Nicole-please see the email below regarding the POSSE permit number above.

Thanks so much.

Ann Cooper | BIA Engineering Liaison | Green Events  
Public Space Policy and Programs  
Street Activities | City of Vancouver  
[ann.cooper@vancouver.ca](mailto:ann.cooper@vancouver.ca)  
t. 604.673.8058

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**From:** Marpole Village [<mailto:marpolebia@marpolevillage.ca>]

**Sent:** Tuesday, October 27, 2020 7:25 AM

**To:** Cooper, Ann <[ann.cooper@vancouver.ca](mailto:ann.cooper@vancouver.ca)>

**Subject:** [EXT] Fwd: RSPO-0334 POSSE Permit Report for BIA was executed at 10/26/2020 11:30:03 PM

**Importance:** High

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Hi Ann,

Hope you're well. Need your assistance on who to follow up with re: this permit application.

Which department or person/contact is dealing with new cannabis location permits? This location doesn't meet the 300 m guideline for school proximity and we haven't heard anything about the permit application process.

Thank you for your help! I have another email coming to you re: I love Marpole sign shortly.

Best,

Claudia

Begin forwarded message:

**From:** [ReportingServicesCOVRSPROD3@Vancouver.ca](mailto:ReportingServicesCOVRSPROD3@Vancouver.ca)  
**Subject:** RSPO-0334 POSSE Permit Report for BIA was executed at 10/26/2020 11:30:03 PM  
**Date:** October 26, 2020 at 11:30:26 PM PDT  
**To:** [marpolebia@marpoleonline.com](mailto:marpolebia@marpoleonline.com), s.22(1)  
**Reply-To:** [CGPTTDL@vancouver.ca](mailto:CGPTTDL@vancouver.ca)



## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Sunday, November 15, 2020 3:06 PM  
**To:** Choi, Nicole  
**Subject:** [EXT] 7963 Granville St. Development

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Dear Nicole,

I am puzzled why Marpole needs yet another cannabis retail store. The last time I counted we had 3 others from 67th to 70th. I am not in favour of this development.

s.22(1)

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Tuesday, November 24, 2020 3:14 AM  
**To:** Choi, Nicole  
**Subject:** [EXT] Development Application for 7963 Granville Street, DP-2020-00768

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Hello Nicole,

I would like to express my concerns about the new rezoning application for 7963 Granville Street. I was born in and grew up in this neighbourhood and can't help but to notice that it has become a husk of what it once was. Over the years, all I've seen is small business after small business shutting down due to soaring lease prices. Gone is the local bakery where my parents used to purchase cakes from every year to celebrate another birthday for their little ones. And that little sorbet shop, run by an elderly couple, that I would save up what coins I had until I had enough to buy a small dessert after elementary school, that's gone too. Where did the used book store go? And what about Amy's Loonie Toonie?

Now, how does this all tie in with a new cannabis store opening up? Diversity in what is offered locally has greatly dwindled over the last few years. There are 7 bubble tea shops within a 2-minute walking radius of my home, and 3 cannabis retail stores already on this street, all within 2 blocks of each other. It is ridiculous that yet another cannabis store is opening in this small community. Pretty soon, all that will be left on this street are cannabis shops and bubble tea stores. s.22(1)  
s.22(1) zero regard for those businesses forced to reduce their services. So now, instead of having new businesses offering similar services to the ones that shut down from exponentially increasing leases, they are all getting replaced by cannabis and bubble tea shops in an already overly saturated area. I suggest, instead of rezoning these lots, implement a new law or regulation that prevents land proprietors from increasing their lease too much higher than inflation, unless renovations have been done to the property, where math will be needed to justify the increase.

This was my two cents on the matter.

Have a nice day,

s.2  
2(1)

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Monday, November 16, 2020 10:20 AM  
**To:** Choi, Nicole  
**Subject:** [EXT] Re: 7963 Granville st, DP-2020-09768

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Dear Nicole Choi,

We like to add as this is the major route from Vancouver airport to downtown will post bad impressions at first site to tourists and visitors since this is the most beautiful city for tourists to visit !!

The reason we moved to this area because of the vibrant Granville st coming back from Vancouver airport!!!

s.22(1)

Sent from my iPhone

> On Nov 12, 2020, at 5:41 PM, s.22(1) wrote:

>

> Dear Nicole Choi,

>

> We strongly oppose the development of 7963 Granville st, DP-2020-00768. For the following reason:

> 1- there are several cannabis retail stores within a few blocks of each other. We definitely do not need any more such stores in this area otherwise it will quickly impact the image of a family residents community that this area represents!

> 2- traffic around this area is already badly congested, we personally witnessed numerous car accidents at the corner of Granville St and 64th ave. Having another cannabis store at this corner will likely made things worse!

> 3- as we can see the presence of existing cannabis store has discourage customers traffic to other near by retail stores it would discourage opening of other retail stores business!

> 4- as the owner of the property near by we worry that this store will negatively effect the property value!

>

> s.22(1)

>

>

>

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>

> Sent from my iPad

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Monday, November 16, 2020 7:59 PM  
**To:** Choi, Nicole  
**Subject:** [EXT] NOTICE OF DEVELOPMENT APPLICATION - 7963 Granville Street DP-2020-00768

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Dear Madam:

I am writing to express my opposition to the proposed development. There are many cannabi stores in the neighborhood already.

I am against the approval of yet another one, especially the proposed location is next to a bus stop and many teenagers and children pass in front of the place.

Regards,

s.22(1)

A homeowner and father to a teenager

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Monday, November 16, 2020 11:22 AM  
**To:** Choi, Nicole  
**Subject:** [EXT] Development Application 7963 Granville St DP-2020-00768

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Dear Ms Choi,

I reside at 1598 W 64th Ave. I am writing in opposition to the development application for change of use of the above premise for the following reasons:

- 1) There are already existing cannabis shops along this stretch of Granville. One at 8425, 8546 and a sign has gone up at 70th & Granville.
- 2) This is a neighbourhood with many families. Having so many shops along the this neighbourhood shopping area will further degrade it.
- 3) In addition, this shop is directly in front of a bus stop. There is no way for residents to avoid the associated nuisances.

Please take our concerns into account in your assessment.

Thank you.

Best regards,

s.22(1)

Sent from my iPhone

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Friday, November 20, 2020 12:32 PM  
**To:** Choi, Nicole  
**Subject:** [EXT] DP-2020-00768

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Hi Nicole,

We received the notice of development application of DP-20-00768. There are already too many Cannabis Retail Stores around our area. It is not good for our community. We'd appreciate it if you do NOT allow new Cannabis Retail Stores coming to our community.

Thanks,  
s.22(1)

## Choi, Nicole

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**From:** s.22(1)  
**Sent:** Tuesday, November 24, 2020 12:35 AM  
**To:** Choi, Nicole  
**Subject:** [EXT] 7963 Granville Street , DP-2020-00768

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Dear Sir or Madam,

We are a family that has been living in the Marpole area for over 24 years. This is a very good community. It just came to my attention that the above address is processing a development application for a cannabis retail store.

As far as I know, On Granville street between 70th and 64th, there are two cannabis retail stores already. we don't need the third one. Because there are three schools in this area: St. Antony school, David Lloyd George Elementary and Vancouver Hebrew Academy. There are so many children around, it is not a good thing that they are surrounded by cannabis products.

I hope the Vancouver city planning department denies the permit.

Thank you.

s.22(1)

Marpole community resident