

File No.: 04-1000-20-2021-149

June 1, 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 March 9, 2021 for:

Record of public feedback for the permit application for 2895 West 33rd Avenue (DP-2020-00743). Date range: August 1, 2020 to March 8, 2021.

All responsive records are located on an FTP site, (FTP instructions are included in the accompanying email).

Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-149); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

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

:FTP

:ma

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW:
Date: Monday, 2 November, 2020 9:04:37 AM

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

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

From: s.22(1)
Sent: Thursday, October 29, 2020 9:38 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject:

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 W 33rd Ave.
Date: Monday, 2 November, 2020 7:42:25 AM

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

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

From: s.22(1)
Sent: Sunday, November 01, 2020 1:28 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Re: 2895 W 33rd Ave.

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

Dear Ms Hicks,

I am the owner of s.22(1) Vancouver. I am writing to oppose the application of Wellspring Cannabis's opening in a residential area.

Our neighborhood is very family- oriented, with parks and Kerrisdale Elementary nearby. We have a bakery, pet store, butcher and barbershop in the three very small commercial buildings in that intersection.

A Cannabis store that opens from 9am-11pm will affect our neighborhood in a negative way. Not only is the nature of the business not family-friendly, it will attract business into the late hours of the night in an essentially residential area.

Please consider NOT permitting this application.

Your sincerely, s.22(1)

Sent from my iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33 Ave
Date: Wednesday, 28 October, 2020 11:59:14 AM

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

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

From: s.22(1)
Sent: Wednesday, October 28, 2020 11:45 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33 Ave

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

Dear Claudia,

I would like to provide comments on the development application for 2895 West 33rd Ave.

I oppose the change of use for this unit as a retail cannabis store. Putting such a store there will effectively change the make up of this nice and quiet neighbourhood. There are various pick up/drop off points on West 33rd Ave for s.22(1) school bus s.22(1) - including at the corner of McKenzie and 33rd Ave. I do not think it is appropriate to have a cannabis store there with the number of minors who commute through this area and who live in this area.

This is not what we signed up for when we moved into the neighborhood, and I hope you seriously take into account my objection.

Thank you for your kind attention in this matter.

s.22(1)

Vancouver BC

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33rd Application for Development
Date: Monday, 2 November, 2020 4:27:53 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 02, 2020 2:34 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Application for 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.

Dear Ms. Hicks,

Thank you for listening to the neighborhood's feedback.

I am writing to oppose the application by Wellspring Cannabis to change the use for 2895 West 33rd Avenue.

The neighborhood is predominantly long-time senior residents and families with children. A children's thrift store (McGillicuddy's) is across the street along with a local butcher, barbershop and dental clinic. These establishments fit in the neighborhood and act as a hub for the community with many children from Crofton House, Kerrisdale Elementary, Trafalgar Elementary, St. George's School, and Carnarvon Elementary walking home from school and stopping by Butter Bakery (across the street from the proposed development) for a snack or after school shift. I believe that a Cannabis business in the same area will attract clientele that isn't a good fit within the existing community and that children will be exposed to unwanted fumes and smoke. The proposed hours of 9am to 11pm are particularly bothersome for this quiet community with young families.

Also, as you are probably aware, the intersection of 33rd and McKenzie (by the proposed

development) is a 4-way stop. Traffic in the area is already heavy because East and West bound traffic on W33rd is a single lane with curb parking. The area cannot handle destination traffic with very limited parking and the potential to create a serious bottleneck especially during school drop off and pick up hours and during the rush hour morning and evening commute.

I hope you are able to deny the application by Wellspring Cannabis. It just doesn't fit within our community and will have adverse consequences to our traffic flow and the safe environment we currently have for our children.

Thanks,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33rd Ave. DP-2020-00743
Date: Tuesday, 3 November, 2020 3:31:43 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, November 03, 2020 2:57 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Ave. DP-2020-00743

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 not opposed to the store opening at that site but I think the opening hours need adjustment. I think the closing time should correspond with the closing time of the local stores. Being primarily a residential neighbour we do not need late night openings.

Thank you

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows 10

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33rd Ave. DP-2020-00743
Date: Monday, 2 November, 2020 8:53:27 AM

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

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

From: s.22(1)
Sent: Thursday, October 29, 2020 11:01 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Ave. DP-2020-00743

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

Dear Ms. Hicks,

I am a resident in the area of Mackenzie Street and W 33rd Avenue. My address is s.22(1) I am writing to you in direct opposition of this planned development for project DP-2020-00743 for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Thank you for your attention.

Best Regards,

s.22(1)

Vancouver BC

s.22(1)

Sent from my iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33rd Avenue
Date: Monday, 2 November, 2020 8:42:59 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, October 30, 2020 8:24 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue

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

Ms. Hicks,

I am writing this letter to express my vehement opposition to the proposed Cannabis Retail Store at 2895 West 33rd.

I am a s.22(1) resident of Mackenzie Heights and live s.22(1) near Mackenzie. This is a residential and family friendly neighbourhood. The few small stores located on 33rd and Mackenzie are all small bBusiness family friendly retail stores that service the neighbourhood. A bakery, insurance, barber shop, dentist, deli, kids consignment store. Many families and kids utilize these stores daily, and any given day the area is full of families and kids supporting their local small Business. It is not a high traffic commercial zone, just merely a small supply of stores and services.

A Cannabis retail store is completely inappropriate and out of character for this small and limited area of commercial use. Further the proposed hours of 9am - 11pm is ridiculous. All the retail stores typically close no later than 7pm and we are happy to have the quiet and calm in the evening. Increased traffic, and questionable clientele will certainly cause an unease amongst the area and residents. If families do not feel comfortable with the type of people using this store, they will avoid the area, and not go to the cherished and loved small local businesses there. This will cause undue

hardship on these small stores that have struggled to stay afloat during the pandemic. They are struggling as it is. All of the residents in the area are actively shopping and supporting them to help keep them operating.

I regularly s.22(1) over to Mackenzie Meats market to pick up some grocery items, s.22(1) stop in at Butter Bakery for a treat, s.22(1) goes for a haircut at the BarBershop and walk s.22(1) With a Cannabis shop, and uncertainty of clientele, I would definitely s.22(1) Which would result in less trips, and overall less business for the merchants.

I understand, it is a legal business. I do not have a problem with the business itself. My concern is the appropriateness of the location. Mackenzie Heights, a quiet, affluent family friendly neighbourhood is definitely not the place for a Cannabis shop location. It is completely out of touch to think this business fits in with the character of the neighbourhood.

Thank you for your time and consideration.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33rd Avenue - DP-2020-00743
Date: Monday, 2 November, 2020 10:25:46 AM
Attachments: [image003.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 01, 2020 10:07 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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 Sir:

My family and I do not support the project.

Currently, none of the existing stores in the area operates after 6:30 p.m. The project plans to open until 11 p.m., 7 days a week, this would affect our daily schedule badly, especially during the night time.

The most important thing is that there are a lot of kids living in this area, the closest residential building is just 10 meters away from the store. We do not think this is the right place to sell this kind of product.

thank you

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33rd Avenue - DP-2020-00743
Date: Wednesday, 28 October, 2020 8:24:52 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, October 27, 2020 9:41 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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

Dear Claudia,

My name is s.22(1) and I am the owner of s.22(1), Vancouver BC.

I am in receipt of your Notice of Development Application for 2895 West 33rd Avenue, and I strongly oppose the change of use for this unit to be a retail cannabis store.

We live this quiet neighbourhood with young families all around. We have an s.22(1) s.22(1) I believe that this change of use will cause much higher traffic in the area - which it cannot handle. It will also bring more strangers into the area - which would result in higher crime rates and a less safe environment for our young families.

While cannabis stores are a reality in Vancouver/BC/Canada, I believe they need to be strategically located in order to not disturb the residents of every neighbourhood - much like liquor stores, pubs, etc.

The retail units on the corner of MacKenize and 33rd, in my opinion, are meant to be businesses that serve the immediate area's needs. It currently has a florist, a bakery, a grocery store, a barber, a cookie store, an insurance agency - and they serve our neighbourhood beautifully.

I vehemently urge you not to allow this change and preserve the quietness of this neighbourhood.

Rgds,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: 2895 West 33rd Avenue - DP-2020-00743
Date: Monday, 2 November, 2020 7:28:32 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 02, 2020 6:28 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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

Dear Ms. Hicks,

We live in a nice, quiet neighbourhood and yet we do already have problems with theft, drugs and loitering. s.22(1)

s.22(1) I'm afraid having a cannabis store, especially one closing at 11 pm, would only add to the incidents. At the bus stop on Mackenzie near 33rd ave, there are people milling about late at night, leaving trash and cigarette butts and they loiter in the lanes, I doubt they are just enjoying the night air.

If my opinion matters, I oppose it.

Kind regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Against the Cannabis Retail store application (Application No. DP-2020-00743)
Date: Monday, 2 November, 2020 7:52:48 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 5:59 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Against the Cannabis Retail store application (Application No. DP-2020-00743)

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

Dear Ms. Hicks,

I am writing to strongly against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Kerrisdale used to be a friendly and enjoyable place to live. But recently several Cannabis retail stores are quietly taking over our community and having negative effects on our community. Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. s.22(1) a Vancouver resident, I hope the appeal will be rejected to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely

s.22(1)

Resident of Kerrisdale community.

s.22(1) [REDACTED] Vancouver

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: CM: [EXT] Fwd: re DP-2020-00743
Date: Friday, 4 December, 2020 12:27:23 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: Okell, Corrie (DBL)
Sent: Friday, December 04, 2020 9:13 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: FW: CM: [EXT] Fwd: re DP-2020-00743

Hi Claudia,

Just forwarding a petition with respect to DP-2020-00743. No action required for me on your end, just for your files.

Corrie

CORRIE OKELL | Issues and Quality Assurance Manager
Development, Buildings, & Licensing
Phone: 604.871.6495 Cell: 604.349.1198
corrie.okell@vancouver.ca

From: Stewart, Kennedy
Sent: Thursday, December 3, 2020 4:42 PM
To: Okell, Corrie (DBL) <Corrie.Okell@vancouver.ca>
Subject: FW: CM: [EXT] Fwd: re DP-2020-00743

Hey Corrie,

We received the petition below, would you be able to forward it to the appropriate person.

Thanks,
Billa

From: s.22(1)

Sent: Sunday, November 8, 2020 9:36 PM

To: Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>; andrew.wilkinson@bcliberals.com

Subject: CM: [EXT] Fwd: re DP-2020-00743

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:

Please see following email that I have sent to Claudia Hicks regard DP-2020-00743.

Please see the petition which I have sent to you too.

best regards

s.22(1)

Dear Claudia:

I have sent the petition opposing the DP-2020-00743 application to you. I hope that you have received it. Please read the reasons people opposed.

I have to send this email to you to explain why people think this location is not suitable for a cannabis store.

1. Please see the photos I attached for this letter. The photos show the location of the store is on a very narrow street w33rd AVE. It's next to the residential house, right across the street are residential multiple families. There is a Barbershop, a tee house, a dentist's office, a small market, a pet shop and a children's clothes shop. It's a very tiny commercial area. Both Mackenzie street and w33rd Ave are narrow and quiet streets. All the shops close at the latest at 7 PM. The opening hours of the cannabis is definitely not suitable in this area.

2. The corner of 4895 Mackenzie st has been leased to an education facility. The property manager is Jimmy Ng (7787886013), you can confirm with him. There are and will be lots of kits around this area. Children will walk through here to go to school and parks. A cannabis store here definitely not safe for them.

3. This area is a very nice area, people who live here work very hard to

 [MVIMG_20201031_170758.jpg \[drive.google.com\]](#)

pay rent or mortgage. They try very hard to keep their heads up. They teach their children to stay away from Cannabis, because is not good for them. They really don't think this is good for their children to see a cannabis store open every day till 11:00 PM just next to their home. Life is not easy for whoever lives in this area, they have to pay very high property tax, high rent, or high mortgage. They live here because they want their children to attend a good school. The environment has already got worse, more and more people moved out of this area

even Vancouver. Cannabis store here can not give benefits to the government either to the neighborhood.

In conclusion, over 1100 people have signed the petition opposing the project. We strongly oppose the DP-2020-00743 application.

Thank you for your attention.

Best regards

s.22(1)



From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Cannabis shop
Date: Monday, 9 November, 2020 6:51:00 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 08, 2020 4:18 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis shop

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

Dear Claudia,

I am writing to you with concern with regards to the Wellspring Cannabis Retail store applying to see Cannabis from 9 am - 11 pm , 7 days a week.

Please note I am NOT in support of this business opening in our community- it is not a business that encourages community bonding as the other small business do in that small area of shopping. The hours for this shop is very long and will increase both traffic and crime in this area. People work hard to try to survive and live in this neighbor and we are already overtaxed just because of it.

2

There are laneway homes and home susites increasing so that people can stay and try to afford their homes here and because of this parking is stressed and with this type of store, car breaks are a major concern. Already s.22(1) over the years. Because this shop does NOT add any community value to the neighborhood and is rather neighborhood "destroying" rather than neighborhood building, why would you allow or even consider it for this area. I do not understand why Wellspring cannot situate itself in a commercial shopping area where it can parallel the hours or the shops in that area.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Cannabis Retail Store Application for 2895 West 33rd Avenue
Date: Wednesday, 4 November, 2020 3:00:47 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Wednesday, November 04, 2020 1:28 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis Retail Store Application for 2895 West 33rd Avenue

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

Hi Claudia,

I strongly oppose having a cannabis retail store at the location of 2895 West 33rd Avenue, it's a quiet and peaceful residential area, what we need is convenience store, grocery store, produce shop, café. Please take into consideration of our most concern.

Thanks and regards,

s.22(1)

Vancouver BC s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Cannabis Retail Store Application for 2895 West 33rd Ave
Date: Wednesday, 28 October, 2020 8:25:19 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, October 27, 2020 9:10 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Re: Cannabis Retail Store Application for 2895 West 33rd Ave

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

Hi Claudia,

Hope all is well. s.22(1) I was recently informed that there has been a development application for a private cannabis store in the area. I believe the application was filed under 2895 West 33rd Ave.

I'm sending this email on behalf of my family to express our opinion on this application. We do not think it is appropriate to establish a cannabis store in the neighbourhood. The residential area is full of children, many of them under the age of 13. Most stores around the area are kids-friendly (family-style coffee shops, a grocery store, a fragrance and cosmetic store, a barbershop, a pet supply store, a florist, etc.), highlighted by a children's clothing store and a daycare / learning centre.

As a resident of the MacKenzie Heights area, we do not support this venture. We are against the establishment of a cannabis business in the area, and we'd like to ask the city to reconsider the application.

Thank you,
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Cannabis Retail Store Application for 2895 West 33rd Avenue
Date: Wednesday, 4 November, 2020 5:11:36 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Wednesday, November 04, 2020 3:52 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis Retail Store Application for 2895 West 33rd Avenue

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

Dear Claudia,

I OBJECT the proposal of having a cannabis retail store at 2895 West 33rd Avenue.

Thanks and regards,

s.22(1)

Vancouver s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Cannabis Store Plan on 2895 West 33rd Avenue
Date: Monday, 2 November, 2020 7:53:42 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Thursday, October 29, 2020 6:28 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis Store Plan on 2895 West 33rd Avenue

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

Greetings,

As a resident s.22(1) 34th Ave, we are concerned about the plan of Cannabis store on 2895 West 33rd Avenue and would like to vote a **NO** on this project.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Cannabis store @ 33rd & McKenzie
Date: Monday, 2 November, 2020 8:44:13 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Friday, October 30, 2020 1:50 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis store @ 33rd & McKenzie

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Regarding the proposed cannabis store at 33rd and McKenzie...Honestly I'm in support of it. I'd love more weed stores on the west side. I have chronic pain and wish there were more local options. Please ignore the fearmongering NIMBYs of the area.

-Dunbar resident

s.22(1)

Sent from my Samsung Galaxy smartphone.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Claudia.Hicks: Stop! 2895 W33rd AVE Cannabis retail shop
Date: Wednesday, 4 November, 2020 11:19:37 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Tuesday, November 03, 2020 7:43 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Claudia.Hicks: Stop! 2895 W33rd AVE Cannabis retail shop

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Hey,

I just signed the petition "Claudia.Hicks: Stop! 2895 W33rd AVE Cannabis retail shop" and wanted to see if you could help by adding your name.

Our goal is to reach 1,000 signatures and we need more support. You can read more and sign the petition here:

s.22(1)

Thanks!

s.22(1)

获取 [Outlook for Android \[aka.ms\]](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP Application 2020-00743 Cannabis Should[-
Date: Monday, 9 November, 2020 6:50:28 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Sunday, November 08, 2020 7:11 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP Application 2020-00743 Cannabis Should[-

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

Dear Ms Hicks.

Re: 2895 West 33rd Avenue DP - 2020-00743
Application to Establish a Cannabis Retailer.

I am writing to you to voice concerns with respect to the permit application to establish a Cannabis retailer at 2895 West 33rd Ave.

I request rejection of the DP Application.

While the location in question does house a number of commercial establishments, it is a very small commercial area, and the surrounding neighborhood is primarily residential. The proposed Cannabis retailer would not be consistent with the current composition of the commercial establishments - a food store, barber, insurance agent, florist, children's clothing store etc. Also of potential concern is the fact there may be a Daycare operation starting in one of the vacant spaces in the building located on the Northwest corner.

This is a relatively quiet small commercial area servicing the needs of the neighborhood. The introduction of a cannabis store may result in increased traffic and other unnecessary noise in the neighborhood. The majority of Cannabis retailers appear to be located within high traffic commercial areas of the city (West 4th / Cambie / West 41st etc) versus smaller neighborhood commercial hubs.

In the event a decision is made to permit the store, then the hours of operation require amendment to be at minimum consistent with the hours of the other establishments - generally at last check the latest opening of any store is 7:00pm. An opening to 23:00 is too late.

Thank-you for your consideration.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-0073
Date: Monday, 2 November, 2020 12:03:25 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Monday, November 02, 2020 12:01 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-0073

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to Claudia Hicks,

I am seriously opposed to the proposed business, Wellspring Cannabis opening in our neighborhood of Mackenzie Heights for the following reasons:

- our community is mainly composed of families with children and am worry of their safety and health with the availability of drugs such as cannabis/ MJ.

- as you are aware of, Vancouver does not need anymore drug related problems to deal with with the ongoing fentanyl drug overdose situation and Covid-19 pandemic issues.

The opposed business is not a good fit for the proposed site.

I would be more than happy to speak with you and provide with more details to why I am so opposed to the development application so close to my home & neighborhood.

Regards,

s.22(1)

Vancouver, B.C.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743 (2895 West 33rd Avenue) Oppose Cannabis Vendor Development Application
Date: Monday, 9 November, 2020 7:08:59 AM
Attachments: [image.png](#)
[image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Friday, November 06, 2020 12:32 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: s.22(1)
Subject: [EXT] DP-2020-00743 (2895 West 33rd Avenue) Oppose Cannabis Vendor Development Application

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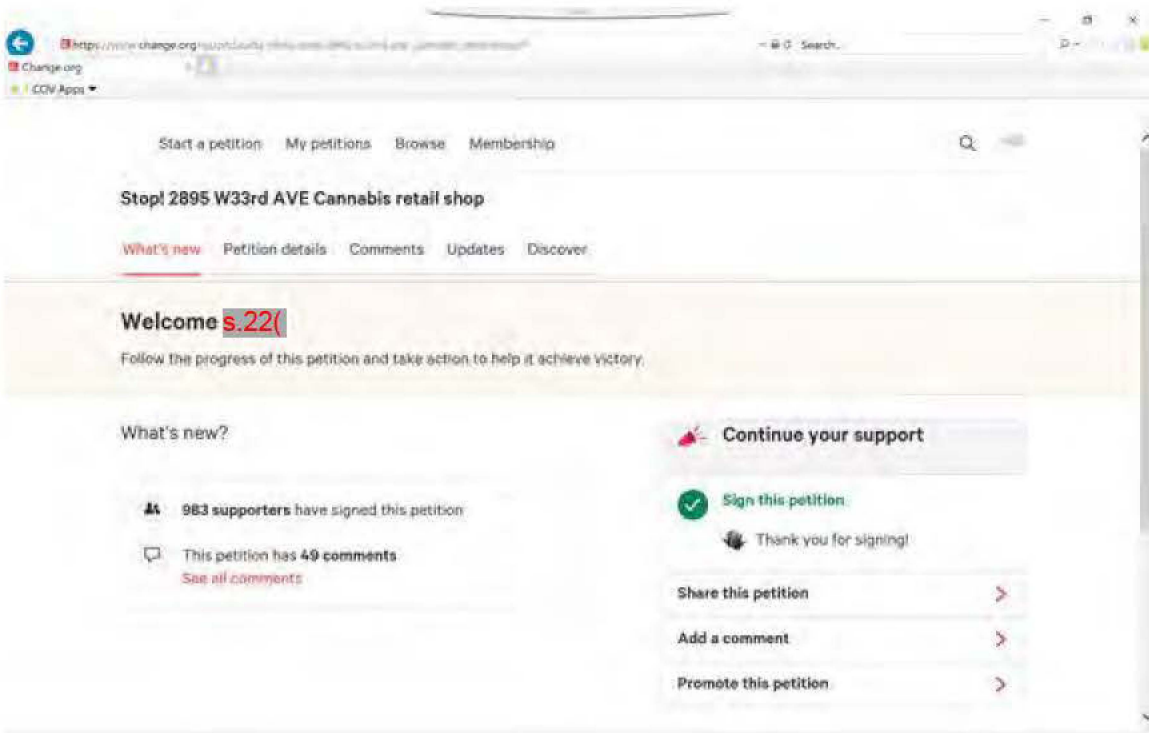
Dear Claudia,

My family and I are deeply opposed with the development application to change the commercial use of 2895 West 33rd Avenue to a Cannabis Retail Store. We are a strong family oriented, tight knit neighborhood for many, many years. My family has been living in this neighborhood s.22(1). The very limited existing retail spaces in this neighborhood (i.e. local barber shop, bakery, small boutique clothing shops, dentist, meat shop and grocery store fit extremely well with the community). This is the heart of the Mackenzie Heights community and this is where our young families flourish. I can attest to this as I have two school age children of our own.

We already have obtained a petition of close to 1,000 supporters opposing this development application. Please click on link below for details.

s.22(1)

Here is a screenshot of all supporters who have signed this petition so far and still counting:



In terms of looking at the point of view of the Cannabis users, just within the **4 km radius**, there are in fact **5 Cannabis Retailer stores** around already for them to get access to. They are:

Canna Love (2560 Arbutus Street); **Weed Delivery & CBD Edibles Store** (2126 W. 41st Avenue); **Arbutus Cannabis** (2560 W. Broadway); **Edibles Canada - THC Delivery** (4238 Dunbar Street); **Atheneum Cannabis Kerrisdale** (2431 W. 41st Avenue);

The ones below are all well within the **10 km radius (13 Cannabis Retailers)**. There is not a short of supply for Cannabis users for sure.

Evergreen Cannabis Store (2868 W. 4th Avenue); **Village Bloomery Cannabis Store** (#206 - 1540 W. 2nd Avenue); **City Cannabis Co.** (2317 Cambie St.); **Dutch Love Cannabis** (1952 W. 4th Avenue); **Buddha Barn** (2179 W. 4th Avenue); **Canna Clinic** (1812 W. 4th Avenue); **La Canapa Boutique** (3432 Dunbar Street); **Choom Cannabis Co.** (191 W. 2nd Avenue); **Cannabis Store & Dispensary** (#308 - 2083 Alma Street); **Marijuana Dispensary** (3506 W. 4th Avenue); **Toko Smoke Shop** (#235 - 2083 Alma Street); **Canna Bud** (125 W. Broadway); **Vancouver We-ed Delivery** (4576 W. 10th Avenue);

We do not see a need to crowd this small neighborhood with another Cannabis store.

Thanks for your consideration!

Best regards,

s.22(1)

Resident of the Mackenzie neighborhood

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743 2895 West 33 rd Ave development as Cannabis Retail Store
Date: Monday, 9 November, 2020 7:21:57 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Friday, November 06, 2020 9:25 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] RE: DP-2020-00743 2895 West 33 rd Ave development as Cannabis Retail 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.

Good morning Ms Hicks,

We live in this neighborhood on West 33rd Ave and we highly OPPOSE the development of cannabis retail operation in our neighborhood.

This is a residential area and we have a lot of young children living in this neighborhood. Having this type of retail store in our neighborhood will have a negative effect on our residents as this will increase exposure of cannabis use to our children.

This is a quiet neighborhood, and with this development , it may bring in more people travelling to this neighborhood and disturb the peace here.

Please listen to our comments.

Thank you so much.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743 Opposition
Date: Monday, 9 November, 2020 5:17:06 PM
Attachments: [image001.png](#)

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Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Monday, November 09, 2020 5:03 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743 Opposition

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Hi Claudia,

I reside s.22(1) and I am writing in regards to the proposed Pot Shop that is being proposed at W33rd and Mackenzie Ave. I am opposed to this for the follow reasons:

1. There are many young children and teens that live in this neighbourhood. 33rd is the border between 2 catchment areas for 2 elementary schools and 2 high schools
2. A marijuana dispensary does not fit in with the characteristics of this neighbourhood
3. This is a quiet neighbourhood and there is nothing open to 11pm. There is almost nothing open this late even in Kerrisdale and Dunbar

For my own information, what needs to happen (in terms of community feedback) that would impact the fate of this application?

Thank you,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743 STRONGLY DISAGREE
Date: Tuesday, 10 November, 2020 9:44:36 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Monday, November 09, 2020 11:53 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743 STRONGLY DISAGREE

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

Dear Claudia,

This is s.22(1) who is living in Mackenzie Heigh community since s.22(1) s.22(1) are really enjoying living in this beautiful community area.

However, the change of use application where is close to our property that made us uncomfortable and worry a lot. Which is the DP-2020-00743 change of use of approximately 450 sqft from office to a retail cannabis store on 33rd ave and mackenzie st.

Lots of our neighbors are all strongly disagree having a cannabis store in this area because there is many schools close to this location, like St.George's , Crofton House School these are best private schools. A best community and best children growing area should not have a cannabis store to pollute these lovely kids. Such this store will effect our community and children to safety and health problems.

To sum up, I will strongly disagree to have a cannabis store here and will use all my ways to stop this.

Thanks for your consideration and hope can hear from your decision to protect our community !

Looking forward to hearing back from you soon!

Cheers,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743 Wellspring Cannabis
Date: Wednesday, 4 November, 2020 11:07:57 AM
Attachments: [DP Wellspring Cannabis.docx](#)
[image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)]
Sent: Wednesday, November 04, 2020 10:12 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: DP-2020-00743 Wellspring Cannabis

Dear Claudia Hicks

Please find attached my letter regarding the above development application of Wellspring Cannabis.

If you have any questions feel free to contact me at your convenience.

s.22(1)

s.22(1) Vancouver B.C. s.22(1)
s.22(1)

Claudia Hicks
Project Coordinator
City of Vancouver

Re: DP – 2020 – 00743 Wellspring Cannabis Application at 2895 W. 33rd Avenue

I would like to go on record as follows:

1) The use of a cannabis retail store does not fit into the existing family-oriented retail and residential mix in this neighbourhood. It would conflict with three daytime eateries, retail food stores, children's used toy and clothing store, and other retailers. Young families with their children frequent this McKenzie Heights Village.

2) The residential neighbourhood surrounding the village is made up of young families and seniors who appreciate the daytime village atmosphere and nighttime quiet. Most stores close by 5 pm. Retail activity in the evening hours would exacerbate an existing parking problem into the late evening. Now, residents returning from work in late afternoon can park their vehicles on the street.

3) The commercial core of the McKenzie heights village is surrounded by many residential homes and has evolved into a tight knit community that supports the merchants. A cannabis retail store would disrupt this community fabric.

4) I am hoping that the young children of Little House Learning Academy (that closed because of COVID) will be returning after the pandemic is over. This application would make this impossible.

I sincerely hope that you and your planning team deny the application of Wellspring Cannabis.

Yours very truly

s.22(1)

Vancouver BC s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743 Wellspring Cannabis
Date: Monday, 2 November, 2020 8:35:16 AM

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

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

From: s.22(1)
Sent: Friday, October 30, 2020 8:34 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743 Wellspring Cannabis

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Dear Claudia,

We are writing to voice our concerns and that we are not supporting this development of change of use to retail cannabis store.

This strip mall is small with already limited office and retail spaces available for the neighborhood and we strongly feel that this kind of use will not be beneficial to the neighborhood and will take away valuable spaces from other more relevant uses to support the livelihood and vibrancy of this residential neighborhood. The opaque windows and late hours of operation are other additional factors that will negatively affect the identity and quietness of the neighborhood.

Best regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743 Wellspring Cannabis
Date: Wednesday, 4 November, 2020 11:11:00 AM
Attachments: [Cannabis.docx](#)
[image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Wednesday, November 04, 2020 8:59 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: Janet Lee <jml@teraplaning.com>
Subject: DP-2020-00743 Wellspring Cannabis

Claudia Hicks
Project Coordinator
City of Vancouver

Dear Claudia

Please find attached my letter regarding the above development application of Wellspring Cannabis.

If you have any questions feel free to contact me at your convenience.

Regards

s.22(1)

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

Claudia Hicks
Project Coordinator
City of Vancouver

Re: DP – 2020 – 00743 Wellspring Cannabis application at 2895 W. 33rd Ave.

I would like to go on record as follows:

1) the use of a cannabis retail store does not fit into the existing family oriented retail and residential mix in this neighbourhood. It would conflict with three daytime eateries, retail food stores, and other retailers. Young families with their children frequent this McKenzie Heights Village.

2) the residential neighbourhood surrounding the village is made up of young families and seniors which appreciate the daytime village atmosphere and nighttime quiet. Retail activity in the evening hours would exacerbate an existing parking problem into the late evening. Now residents returning from work in late afternoon can park their vehicles on the street.

3) the commercial core of the McKenzie heights village is surrounded by many residential homes and has evolved into a tight knit community which support the merchants. A cannabis retail store would disrupt this community fabric.

4) I am hoping that the young children of Little House Learning Academy which closed because of COVID will be returning to their location after the pandemic is over. This application will make this impossible.

I sincerely hope that you and your planning team deny the application of Wellspring Cannabis.

Yours very truly

s.22(1)

A grey rectangular box redacting the signature of Claudia Hicks.

Vancouver BC

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743
Date: Wednesday, 4 November, 2020 11:18:47 AM
Attachments: [image001.png](#)

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Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Tuesday, November 03, 2020 9:16 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743

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Dear Claudia,

I have great concern for the development application DP-2020-00743.

A Cannabis retail store opens up in this location is inappropriate due to the following reasons:

1. It is only 1.2 km from the Prince of Wales Secondary school and high school students can have easy access to the Cannabis.
2. It is only 900 meter away from the Kerrisdale Elementary school and the elementary school students can have easy access to the Cannabis.
3. The operation hours is from 9 am to 11 pm daily. MacKenzie Height is a quiet neighborhood. A store which opens late can attract traffic late into the night and affect the residents in the neighborhood.

Thank you for your consideration.

s.22(1)

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743
Date: Wednesday, 4 November, 2020 11:18:21 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Tuesday, November 03, 2020 9:36 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743

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Dear Claudia,

I have great concern for the development application DP-2020-00743.

A Cannabis retail store opens up in this location is inappropriate due to the following reasons:

1. It is only 1.2 km from the Prince of Wales Secondary school and high school students can have easy access to the Cannabis.
2. It is only 900 meter away from the Kerrisdale Elementary school and the elementary school students can have easy access to the Cannabis.
3. The operation hours is from 9 am to 11 pm daily. MacKenzie Height is a quiet neighborhood. A store which opens late can attract traffic late into the night and affect the residents in the neighborhood.

Thank you for your consideration.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743
Date: Monday, 2 November, 2020 8:41:53 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Friday, October 30, 2020 9:57 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: DP-2020-00743

Dear Claudia,

I would like to submit my very strong objection to the application of setting up a retail cannabis store at 2895 West 33rd Avenue. Mackenzie Height is a very quiet neighbourhood and I don't think the residents would like to have a cannabis store in this area.

Regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743
Date: Monday, 2 November, 2020 7:42:18 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 01, 2020 2:09 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743

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 the residence of s.22(1) and we strongly oppose the opening of Wellsprings Cannabis. This is a very very peaceful and quiet neighborhood, we don't wish any kind of business running after 5pm, especially a cannabis store. There is a lot of opening business spaces available else where for it. Thank you for taking our consideration.

Best Regards,

s.22(1)
Get [Outlook for iOS \[aka.ms\]](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: DP-2020-00743
Date: Monday, 9 November, 2020 6:52:04 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Sunday, November 08, 2020 3:42 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] RE: DP-2020-00743

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

Dear Ms. Hicks:

We are writing in respect of the Wellspring Cannabis application for permission to change the use at 2895 West 33rd Avenue to a Cannabis Retail Store. We are very opposed to this change of use for the following reasons:

1. The MacKenzie Heights area is primarily residential with small scale family friendly businesses nestled at the corner of West 33rd Avenue and MacKenzie Street. A Cannabis Retail Store at the proposed location would be shockingly inappropriate and severely disruptive to the neighborhood.
2. We live one block from the proposed location s.22(1) who has been residing in the neighbourhood for more than s.22(1). He walks around the area often with a sense of pride for the neighbourhood and young families in the area. A Cannabis Retail Store would not be appropriate for such a family oriented neighborhood. In addition, a Cannabis Retail Store would bring a significant increase in traffic volume to the area together with associated road hazards.

3. There is insufficient designated or street parking for a Cannabis Retail Store at that location. We do not want hordes of customers lined up in the street and parking in front of our homes which is not zoned for commercial parking. For example, would a liquor store be permitted to open at that location with the proposed hours of operation? We all know the answer is “NO”.

4. The proposed hours of operation from 9am to 11pm seven days a week is extremely long and extended. There are no businesses in the area or in Kerrisdale which conduct business during these extended hours. A Cannabis Retail Store in the Kerrisdale shopping area (on West 41st Avenue or West Boulevard) would be far more appropriate given the pure commercial and retail nature of that area.

5. Although a 450 square foot premises may not appear to be excessively large for a retail business, any business dispensing a controlled substance should not be permitted within an area primarily occupied by families and non-commercial occupancy.

We hope that our concerns are taken into consideration in the decision of the Director of Planning.

If you have any questions or if further elaboration is required, please contact the writer at

s.22(1)

Sincerely,

s.22(1)

Vancouver, s.22(1)

s.22(1)

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From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Development Application DP 2020 00743
Date: Wednesday, 4 November, 2020 11:20:10 AM

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

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

From: [s.22\(1\)](#)
Sent: Tuesday, November 03, 2020 5:51 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Development Application DP 2020 00743

Hi

I am writing to register my disagreement with this development application. The current use should not be changed. A Cannabis outlet is inconsistent with the type of other businesses in this small area. A cannabis attracts a different type of customer.

Staying open until 11 pm is inconsistent with the other businesses and could attract more people late at night. This is also a residential area and again late night opening may create extra late traffic, noise and disruption.

Thanks

[s.22\(1\)](#)

Vancouver, BC

Sent from my iPad

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Development Application DP-2020-00743
Date: Tuesday, 27 October, 2020 12:31:30 PM
Attachments: [image001.png](#)

Notification Response - ty

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, October 27, 2020 11:48 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Development Application DP-2020-00743

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

Hi Claudia,

We have received notification regarding the application for the opening of a cannabis retail store at 2895 W. 33rd Ave.

I am writing to oppose the opening of a cannabis store in my neighborhood, as there are many young children in this area, and I feel this is not a healthy exposure for them growing up. Also the store wants to open to 11pm, which is quite late and can potentially create noise and unrest in a residential area. Stores like this should be opened in commercial areas and NOT permitted in a residential one.

Thank you.

Regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Development application 2895 West 33rd Ave DP-2020-00743
Date: Monday, 9 November, 2020 1:20:12 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Monday, November 09, 2020 12:38 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Development application 2895 West 33rd Ave DP-2020-00743

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

Hello Claudia,

I am a resident of Mackenzie Heights, s.22(1) from the proposed retail cannabis store. Thank you for consulting the neighbourhood about this addition to the vibrant and important commercial heart of our wonderful neighbourhood. First I want to say that I'm not against the presence of a retail cannabis store at the corner mainly because that little office has been vacant for several months which signals to the owner (a numbered company owned offshore) that perhaps they should reactivate their development plans for the site. We fought a few years ago to retain the presence of this treasure of family owned and operated micro businesses which work incredibly well to support our neighbourhood. At that time, the new development would have removed all of these businesses and offered commercial rental space that none of them could have afforded to move back into (let alone been out of business for 2 years while it was built). As a neighbourhood we were not against the increased density - our neighbourhood needed that, and still does. It was the loss of the businesses we as a neighbourhood association were not in favour of.

We have been so fortunate to have the blend of businesses we have at this corner, and especially during the pandemic, it has provided almost all we need and has been a key component in keeping us all safe by being able to stay in our neighbourhood while we work at home and avoid crowds. Filling an empty office at this corner will help maintain the integrity of the whole commercial cluster. My concern about a cannabis store is the long hours and 7 day a week operation. No other business is open those long hours, and by 6 PM in the evening, the current businesses are all closed and the neighbourhood is quiet. None of us will appreciate increased traffic volume.

I hope it will be possible to limit the open hours so that this new business will fit better with the others and the neighbourhood. For instance, maybe it doesn't need to open at 9. That is a busy corner at 9 AM, with lots of folks walking to the bus stop, driving children to school, receiving food deliveries (2 bakeries, one

grocery store), dropping children off at the daycare and other businesses opening up. There is limited parking at that corner and not even much street parking around it, and already there are accidents at that 4-way stop. A later opening time, such as after 10, would be merciful. It would also be much more appropriate to close no later than 7 to leave the neighbourhood in peace for the evenings.

Thank you for this opportunity to voice my concerns.

s.22(1)

Vancouver, BC, s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Development application 2895 West 33rd Avenue
Date: Monday, 9 November, 2020 12:06:03 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Monday, November 09, 2020 11:59 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Development application 2895 West 33rd Avenue

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

To whom it may concern:

I am writing to express my deep concern regarding the planned development (and the change of the site's existing C-1 zoning) on the street that s.22(1). Our neighborhood has seen many changes in our time here, many mostly good. However, recently there have been indications that some of the aspects of our locale that we all cherish (such as the block on the east side Mackenzie Street bordered by West 33rd and 32nd Avenues) are being threatened by the prospect of possible redevelopment. This move has been strongly protested by the residents of this quaint and well established neighborhood, and hopefully the planned redevelopment to house a cannabis shop will be halted. The plan to introduce such an establishment in this area is yet another threat to the well-being of our community. It is difficult to understand the rationale for such a planned

development, given that there is a cannabis shop in a more heavily commercialized area very close by (namely on Dunbar Street, only minutes' drive from our area).

The introduction of a cannabis shop in this largely residential area therefore seems questionable from the commercial point of view and certainly from the social point of view.

I would therefore wish to express my disapproval to the proposed development at West 33rd and Mackenzie Street in the strongest possible terms. I believe that my sentiments are shared by the vast majority of residents of this wonderful neighborhood.

Thank you for your consideration of my concerns.

s.22(1)

A large rectangular area of the document is redacted with a solid grey fill, obscuring the signature and any handwritten notes.

Vancouver, B.C. s.22(1)

A large rectangular area of the document is redacted with a solid grey fill, obscuring the full address and any additional contact information.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Development application DP 2020 00743
Date: Monday, 9 November, 2020 7:12:15 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Friday, November 06, 2020 11:29 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Development application DP 2020 00743

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 whom it may concern:

Re: the development application DP 2020 00743, Wellspring Cannabis for 2895 West 33 Avenue

I am concerned about the proposed extended hours and the possibility of offensive odor regarding this development application.

This is a small cluster of small locally owned businesses on a quiet residential neighborhood corner . A cannabis store open until 11 pm every day seems disruptive and contrary to the function of this location.

The possibility of an unpleasant odor presenting both inside and outside the store from the dried products in open containers in the store is also of concern.

I am hoping more suitable hours and a plan for keeping odors contained would be addressed.

Thank you

s.22(1)

Sent from [Mail \[go.microsoft.com\]](mailto:Mail [go.microsoft.com]) for Windows 10

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: I oppose 2895 west 33rd Avenue Cannabis store application
Date: Tuesday, 10 November, 2020 9:48:42 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Monday, November 09, 2020 9:13 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] I oppose 2895 west 33rd Avenue Cannabis store application

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

Hi my name is s.22(1)
s.22(1) It would really upset me to have a cannabis store in our neighbourhood. I know a lot of elementary aged kids and older kids walk around that little store nook. I think this would be a bad thing for young kids to see, growing up seeing a cannabis store their community "hub." I also think I would feel unsafe living next to a store like this as this neighbourhood is a safe, small community. It also is unnerving that the store would be open late at night this would make drug activity more prevalent in our neighbourhood.

Sincerely,

s.22(1)

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows 10

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Letters of Support for DP-2020-00743
Date: Monday, 9 November, 2020 7:18:51 AM
Attachments: [Wellspring Cannabis - Letter to Claudia Hicks \(November 6, 2020\).pdf](#)
[Letters of Support \(November 6, 2020\).pdf](#)
[image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: Carson Phillips [mailto:cphillips@cjpcapital.com]
Sent: Friday, November 06, 2020 10:25 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Letters of Support for DP-2020-00743

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

Claudia,

Attached to this email is a formal letter that I have drafted for you with respect to a specific concern that I have at this time. Also, I have attached several letters of support from local businesses within my building and area.

Please confirm that you have received this as I know today is the deadline for feedback.

Have a great weekend.

Thanks,

Carson Phillips, MEng
CJP|capital

CEO
Direct: +1-604-657-5871

Email: cphillips@cipcapiat.com

November 6th, 2020

Claudia Hicks
Planning and Development
City of Vancouver

Ms. Hicks,

This letter is to inform you of an issue that has recently arisen with respect to my proposed Cannabis Retail Store at 2895 W33rd Ave (DP-2020-00743).

It has been brought to my attention that an online petition through Change.org has been started by **s.22(1)**, a local realtor with Royal Pacific Realty, opposing this cannabis retail location. You may or may not be informed of this already, but I wanted to bring this to your attention immediately. Please reference the footnote for the direct website link for your review.

At the time of writing, the petition has approximately 950 signatures. There are several issues of concern with this petition. Firstly, this is an online petition started through a third-party website that is open to the general public. As such, there is no way to confirm that these are legitimate signatures from people that actually exist as anyone with an email address or Facebook profile can add a signature and comment on it. Additionally, there is no formal contact information (name, email, phone number, address) available or collected through the website to confirm that these people are in fact real individuals and not fictitious or pseudonyms. Secondly, and of most concern, there is no way to confirm that these people actually live in the surrounding neighbourhood and are true stakeholders in this matter. In summary, this petition does not reach the minimum threshold for legitimacy that we adhere to in Canada.

There is already a tremendous amount of support from local business owners as well as the local community. To confirm this support, I have attached several letters from business owners who are located directly in the building and in the adjacent area. As you can confirm, these people are real, and they can be approached anytime to confirm their support.

I appreciate this is a sensitive matter. It is because of this that I wanted to bring to your attention this petition as express my concern that it is not valid or representative of the neighbourhood as a whole.

If you have any further questions, please do not hesitate to reach out at any time.

Yours truly,



Carson Phillips

Wellspring Cannabis

Reference: <https://www.change.org/p/claudia-hicks-stop-2895-w33rd-ave-cannabis-retail-shop>

Claudia Hicks
Planning and Development
City of Vancouver
Date:

Ms. Hicks,

We are writing to express our support for the development permit application located at 2985 W33rd Ave, Vancouver.

We believe that a licensed cannabis primary retailer in the neighborhood is a good fit with the existing businesses in the area and feel that the location in question has historically been a positive addition to our business community. The presence of a licensed cannabis retailer would serve to drive foot traffic to other businesses on the block.

We believe that a legal cannabis retailer would further our neighborhood's prosperous vitality.

This variance has our full support.

Regards,

Name:

s.22(1)

Position:

Business and address:

s.22(1)

Further Comments:

Local + SUSTAINABLE —

Claudia Hicks
Planning and Development
City of Vancouver
Date:

Ms. Hicks,

We are writing to express our support for the development permit application located at 2985 W33rd Ave, Vancouver.

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We believe that a legal cannabis retailer would further our neighborhood's prosperous vitality.

This variance has our full support.

Regards,

Name: s.22(1)

Position

Business and address

Further Comments:

Claudia Hicks
Planning and Development
City of Vancouver
Date:

Ms. Hicks,

We are writing to express our support for the development permit application located at 2985 W33rd Ave, Vancouver.

We believe that a licensed cannabis primary retailer in the neighborhood is a good fit with the existing businesses in the area and feel that the location in question has historically been a positive addition to our business community. The presence of a licensed cannabis retailer would serve to drive foot traffic to other businesses on the block.

We believe that a legal cannabis retailer would further our neighborhood's prosperous vitality.

This variance has our full support.

Regards,

Name: s.22(1)

Position s.22(1)

Business and address:

Further Comments: WE SUPPORT SMALL, INDEPENDANT
BUSINESSES !

Claudia Hicks
Planning and Development
City of Vancouver
Date:

Ms. Hicks,

We are writing to express our support for the development permit application located at 2985 W33rd Ave, Vancouver.

We believe that a licensed cannabis primary retailer in the neighborhood is a good fit with the existing businesses in the area and feel that the location in question has historically been a positive addition to our business community. The presence of a licensed cannabis retailer would serve to drive foot traffic to other businesses on the block.

We believe that a legal cannabis retailer would further our neighborhood's prosperous vitality.

This variance has our full support.

Regards,

s.22(1)
Name: [REDACTED]
Position: [REDACTED]

s.22(1)
Business and address: [REDACTED]

Further Comments:

*We welcome them to our
neighborhood.*

Claudia Hicks
Planning and Development
City of Vancouver
Date:

Ms. Hicks,

We are writing to express our support for the development permit application located at 2985 W33rd Ave, Vancouver.

We believe that a licensed cannabis primary retailer in the neighborhood is a good fit with the existing businesses in the area and feel that the location in question has historically been a positive addition to our business community. The presence of a licensed cannabis retailer would serve to drive foot traffic to other businesses on the block.

s.22(1)

We believe that a legal cannabis retailer would

This variance has our full support.

Regards,

s.22(1)

Name

Position

s.22(1)

Business and address:

Further Comments:

Claudia Hicks
Planning and Development
City of Vancouver
Date:

Ms. Hicks,

We are writing to express our support for the development permit application located at 2985 W33rd Ave, Vancouver.

We believe that a licensed cannabis primary retailer in the neighborhood is a good fit with the existing businesses in the area and feel that the location in question has historically been a positive addition to our business community. The presence of a licensed cannabis retailer would serve to drive foot traffic to other businesses on the block.

We believe that a legal cannabis retailer would further our neighborhood's prosperous vitality.

This variance has our full support.

s.22(1)
Regar
Name
Positi
s.22(1)
Business and address:
Further Comments:

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: No cannabis shop needed at 2895 W33 Ave
Date: Monday, 2 November, 2020 8:19:40 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, October 30, 2020 10:33 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] No cannabis shop needed at 2895 W33 Ave

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

Hi Claudia,

Re: Cannabis store application @ 2895 W33 Ave

I do not believe this is a suitable location for a retail cannabis store due to the many children, teens and families who frequent, live and walk past this location.

This is the main walking path for many young people to get home from school; as well, the school bus has a pick up and drop off location very close to the property. A retail cannabis store certainly does not promote a safe family friendly community. Please, for a healthy living environment for our kids, please reject the application for this cannabis store.

Thank you!

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Notice of Development 2895 West 33rd Avenue
Date: Monday, 9 November, 2020 7:07:35 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Friday, November 06, 2020 2:05 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: s.22(1)
Subject: [EXT] Notice of Development 2895 West 33rd Avenue

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

We have received your notification that an application has been received to change the above property from office to a retail cannabis store with proposed hours of operation 9am - 11 pm 7 days a week.

We would like to register that we do not support this application. This is a quiet residential neighbourhood with a few businesses\shops that are **not open 7 days a week** and **close between 5.00 & 6.00 pm** - apart from 1 shop that remains open until 7.00 pm in the summer months. We are concerned that a business with the proposed hours of operation will bring a lot more traffic into the neighbourhood, and a lot more noise, especially after 6.00 pm and also on those days when the other businesses are closed. Further, whilst this location is on the #2 bus route, translink have just finished their bus stop balancing project of removing 25% of its stops, making it less convenient for those patrons travelling by bus to this new store.

In my opinion, Dunbar would be a more suitable location with both London Drugs, Stongs and several pubs\restaurants that already have 7 day a week and evening hour operations, thereby being used to the potential noise associated with this business..

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Notice of Development Application 2895 W 33rd Ave DP-2020-00743
Date: Monday, 9 November, 2020 6:57:33 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Saturday, November 07, 2020 4:48 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Notice of Development Application 2895 W 33rd Ave DP-2020-00743

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

Dear Ms. Hicks, Project Coordinator

I am writing to oppose the proposed establishment of a cannabis retail store at the above noted address.

I urge the rejection of the application made by Wellspring Cannabis.

This type of business is inappropriate and not welcomed in our family neighborhood, which is frequented by young parents and children because of the other stores that cater to families, such as a children's clothing consignment store and bakeries.

The long operational hours proposed are also detrimental to the quiet, family-friendly environment that we had chosen to make our home.

Thank you.

s.22(1)

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Notice of Development Application 2895 West 33rd Avenue DP-2020-00743
Date: Monday, 9 November, 2020 6:44:41 AM
Attachments: [20201108 letter to the City re development application Notice of Development Application DP-2020-00743.pdf](#)
[image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 08, 2020 10:26 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Notice of Development Application 2895 West 33rd Avenue DP-2020-00743

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.

Please see attached

November 8, 2020

Claudia Hicks
Project Co-ordinator

Dear Claudia:

Re: Notice of Development Application 2895 West 33rd Avenue DP-2020-00743

I have been a resident of s.22(1) [REDACTED]
s.22(1) [REDACTED] This neighbourhood has always been a quiet, family friendly area. The neighbourhood has always been zoned to preserve this neighbourhood's character. I have firsthand experience with this s.22(1) [REDACTED] I worked with the city through 2 major renovations of our residences. I also think it is important to note that my opposition to this application is not based on any feelings towards the legal use and sale of cannabis.

I **oppose** the development application for the following reasons:

- a) **The development will substantially change the character of the MacKenzie Heights Neighbourhood.** Currently there are no business in the area that sell any age-restricted products such as alcohol, tobacco or lottery tickets. There are also business that cater to children such as a children's clothing store.

The proposed hours of operation of the Cannabis store also differs greatly from the current businesses operation at W 33rd and MacKenzie Street. All the businesses are closed by 6:30 pm and many of the businesses are not open on Saturdays or Sundays.

- b) **Potential Traffic Hazard:** The corner of W 33rd and MacKenzie Street has long been a high collision intersection. This store will potential bring substantially more traffic to the area increasing the likelihood of collisions in the area.

Currently it is difficult to get street parking during daytime hours. As well, the parking lot on the property is already usually full. This will drive traffic onto the side streets making them less safe. The parking lot on the property is also small, difficult to access and difficult to navigate. Increasing traffic into and out of this parking lot will increase the likelihood of traffic accidents

- c) **There are already Cannabis stores serving the MacKenzie Heights Neighbourhood.** There are currently several Cannabis stores easily accessible to the MacKenzie Heights

neighbourhood on Broadway, Dunbar Street and 41st Avenue. These stores are on major roads where late-night traffic is common and there is a large amount of parking. As well there are other similar business on these streets that sell alcohol and tobacco products.

- d) **Lack of transparency of the applicant:** Wellspring Cannabis is an unknow company. Internet searches and corporate registry searches do not return any information. The history of the owners, company and management is unknown. The public cannot find out if the company has a history of operation cannabis stores and if so, have there been any issues.

It is for these reasons that I strongly oppose the application of Wellspring Cannabis to change the use of 2895 West 33rd avenue.

Sincerely yours,

s.22(1)



From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Notice of Development Application Re: 2895 West 33rd Avenue Vancouver
Date: Tuesday, 3 November, 2020 1:34:39 PM
Attachments: [November 320 letter to Director of Planning Gil Kelley re- West 33rd.docx](#)

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

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

From: [s.22\(1\)](#)
Sent: Tuesday, November 03, 2020 1:31 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Notice of Development Application Re: 2895 West 33rd Avenue Vancouver

Dear Ms. Hicks,

Attached please find my husband's and my response to Wellspring's proposal to change the use at the above noted address to a cannabis retail store.

Please forward our letter to Mr. Gil Kelley, Director of Planning who will make the decision on this development application.

Sincerely,

[s.22\(1\)](#)

Vancouver B.C.

November 3, 2020

Mr. Gil Kelley
Director of Planning
City of Vancouver
Vancouver, B.C.

Dear Sir:

Re: Notice of Development Application
2895 West 33rd Avenue
DP – 2020 – 00743

s.22(1) I strongly oppose the opening of a cannabis retail store near the corner of West 33rd Avenue and Mackenzie Street. This particular corner houses a little shopping area which includes a bakery, restaurant, grocery store, hair salon, and children's consignment store.

This little shopping area services a neighbourhood of families with young children. In fact, the proposed location is in the middle (less than 300 meters) of a family neighbourhood which extends in all four directions.

Having a store that sells cannabis in the middle of a neighbourhood such as ours is outrageous. Our vulnerable children should be protected from this kind of business.

Further, the proposed hours of operation for the cannabis store are not in keeping with the hours of operation of the other businesses in this little shopping area. None of the other businesses are open until 11 pm seven days a week. Allowing this business to operate seven days a week and into the late evening will be disruptive to the neighbourhood.

Please record our strong opposition to this proposal.

Sincerely,

s.22(1)

Vancouver B.C.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Objection to Cannabis Store in Mackenzie and 33rd avenue
Date: Monday, 2 November, 2020 8:38:09 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, October 30, 2020 3:06 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Objection to Cannabis Store in Mackenzie and 33rd avenue

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

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

s.22(1) I just don't agree s.22(1)

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers

solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards,

s.22(1)

获取 [Outlook for iOS \[aka.ms\]](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Objection to DP-2020-00743
Date: Monday, 2 November, 2020 9:00:38 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 10:16 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Objection to DP-2020-00743

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

Dear Ms. Hicks,

Re: Development Application # DP-2020-00743

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

I enjoy living in this neighborhood a lot. The opening of a Cannabis store will definitely pose some foreseeable negative impact which residents like myself would not like to see.

Your attention in this matter is highly appreciated.

Best Regards

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Objection to Locate Cannabis Shop at Mackenzie Heights
Date: Monday, 9 November, 2020 1:52:39 PM

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

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

From: [s.22\(1\)](#)
Sent: Monday, November 09, 2020 1:36 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Objection to Locate Cannabis Shop at Mackenzie Heights

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

Dear Claudia Hicks,

Re Planning Application to locate a Cannabis Shop at 2895 W 33rd Ave Vancouver DP-2020-00743

Dear Director of Planning.

I'd like to register my OBJECTION to the above planning application as a resident of Mackenzie Heights.

Mackenzie Heights is a family residential neighbourhood.
It is not appropriate to have a shop open until 23:00 hrs 7 days a week.
The current local shops at 33rd and Mackenzie are essential services which are open at appropriate times.
There is no requirement to locate a Cannabis shop at the proposed location as Cannabis is available at multiple locations nearby on Broadway and Dunbar Street.
Cannabis is NOT an essential service.
A Cannabis shop in the neighbourhood will damage it, with increased traffic, loitering and Cannabis smoking in the area.
Cannabis smoke smell is also repugnant to non-users. The families in this area, especially those with young children, will not want the unpleasant smell whilst in their gardens.

Cannabis shops should be minimized in Vancouver to avoid normalisation of Cannabis use, especially to our pediatric population.

I'd like to be kept informed regarding the progress of this application so further steps to prevent it may be taken as appropriate.

Please will you send me the names of the City Planning officers engaged with this application.

Yours sincerely,

s.22(1)



Vancouver, BC, s.22(1)

Canada

s.22(1)



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This communication may contain material protected by privacy regulations, attorney-client work product, or other privileges. If you have received this confidential communication in error, please notify the sender immediately by reply e-mail message and permanently delete the original message.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Objection to Opening Marijuana Shop 33rd/ MacKenzie
Date: Monday, 9 November, 2020 6:57:01 AM

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

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

From: s.22(1)
Sent: Sunday, November 08, 2020 9:37 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: s.22(1)
Subject: [EXT] Objection to Opening Marijuana Shop 33rd/ MacKenzie

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 City Vancouver c/o Ms. Hicks

We live in the neighborhood of the site, possibly opening a pot shop.
Our grandsons, s.22(1), visit shops next to the site for snacks.
It is not appropriate to introduce them to idea of drugs so young at age.
s.22(1)

Marijuana users came, not just to buy, but smoke in the vicinity.
Backyard, lanes and parks were littered with unwanted needles, Scraps and butts from smoking marijuana.
Theft Crimes increased. Also graffiti on walls and garage doors.
Drug users lingered around, looking for opportunities to steal cash.
In the meantime, create a lot of litter and menace to the neighborhood.
It took the Community Police years to bring law and order.

Though marijuana is legalized now.
We just don't wish to have a pot shop nearby bringing back all the menace.
We have many schools near your possible pot shop.
Also young families with kids enjoy visiting this particular corner shops.
Please consider the consequences, the message City sends out to young people.

We strongly object to open a Marijuana Shop At 33rd and MacKenzie.

s.22(1)



s.22(1)

Sent from my iPad

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743
Date: Wednesday, 28 October, 2020 1:41:17 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1) [REDACTED]
Sent: Wednesday, October 28, 2020 12:45 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743

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

Dear Claudia Hicks,

We completely oppose the proposed development of a Cannabis Retail Store in our community. We are a residential neighbourhood with many families with young children as well as seniors. The proposed operations are unsuitable for this area, which is near several schools, daycares, and parks.

Sale of cannabis products is a high-risk operation that attracts violent crime and disrupts safety. The ridiculously late hours of operation will disturb neighbourhood peace and decrease everyone's quality of living. It will also bring heavy traffic incompatible with the surrounding commercial area, which has many pedestrians. Our residents will be afraid to walk outside.

There are already sufficient retail services catering to a general audience in the commercial area located around 33rd Avenue. Thus, there is no reason that the existing office-zoned space should be

converted to retail.

We are strongly against this development, and are disappointed in the City's lack of consideration for its residents.

Sincerely,

s.22(1)

Local Vancouver Resident

October 27, 2020

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743
Date: Wednesday, 28 October, 2020 8:22:55 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, October 27, 2020 11:12 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743

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

Dear Claudia Hicks,

We completely oppose the proposed development of a Cannabis Retail Store in our community. We are a residential neighbourhood with many families with young children as well as seniors. The proposed operations are unsuitable for this area, which is near several schools, daycares, and parks.

Sale of cannabis products is a high-risk operation that attracts violent crime and disrupts safety. The ridiculously late hours of operation will disturb neighbourhood peace and decrease everyone's quality of living. It will also bring heavy traffic incompatible with the surrounding commercial area, which has many pedestrians. Our residents will be afraid to walk outside.

There are already sufficient retail services catering to a general audience in the commercial area located around 33rd Avenue. Thus, there is no reason that the existing office-zoned space should be converted to retail.

We are strongly against this development, and are disappointed in the City's lack of consideration for its residents.

Sincerely,

s.22(1)

Local Vancouver Resident

October 27, 2020

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743
Date: Wednesday, 28 October, 2020 8:22:04 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, October 27, 2020 11:16 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743

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

Dear Claudia Hicks,

I completely oppose the proposed development of a Cannabis Retail Store in our community. I am a residential neighbourhood with many families with young children as well as seniors. The proposed operations are unsuitable for this area, which is near several schools, daycares, and parks.

There are already sufficient retail services catering to a general audience in the commercial area located around 33rd Avenue. Thus, there is no reason that the existing office-zoned space should be converted to retail.

I am strongly against this development, and are disappointed in the City's lack of consideration for its residents.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743
Date: Wednesday, 28 October, 2020 1:41:59 PM
Attachments: [image001.png](#)

Hello,
Notification response.
With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, October 28, 2020 1:15 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Oppose cannabis retail store on 2895 West 33rd Avenue. DP-2020-00743

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

Dear Claudia Hicks,

We completely oppose the proposed development of a Cannabis Retail Store in our community. We are a residential neighbourhood with many families with young children as well as seniors. The proposed operations are unsuitable for this area, which is near several schools, daycares, and parks.

Sale of cannabis products is a high-risk operation that attracts violent crime and disrupts safety. The ridiculously late hours of operation will disturb neighbourhood peace and decrease everyone's quality of living. It will also bring heavy traffic incompatible with the surrounding commercial area, which has many pedestrians. Our residents will be afraid to walk outside.

There are already sufficient retail services catering to a general audience in the commercial area located around 33rd Avenue. Thus, there is no reason that the existing office-zoned space should be converted to retail.

We are strongly against this development, and are disappointed in the City's lack of consideration for its residents.

Sincerely,

s.22(1)

Local Vancouver Resident

October 27, 2020

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Opposed Wellspring Cannabis application
Date: Monday, 9 November, 2020 6:54:22 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 08, 2020 2:53 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Opposed Wellspring Cannabis application

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

Hi Claudia,

I am Seriously opposed to the Wellspring Cannabis open on 2895 West 33rd Ave.

Our neighborhood is mainly families with young children and don't see many need in Mackenzie Height area.

I totally opposed Wellspring Cannabis open in our neighborhood.

Thanks,

s.22(1)

Vancouver BC

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Opposition of development on 33rd Ave (Cannabis store)
Date: Monday, 2 November, 2020 8:55:11 AM

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

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

From: [s.22\(1\)](#)
Sent: Thursday, October 29, 2020 10:41 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Opposition of development on 33rd Ave (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.

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards

发自我的iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Opposition to Cannabis Store (33rd & MacKenzie)
Date: Monday, 2 November, 2020 8:52:23 AM

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

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

From: s.22(1)
Sent: Thursday, October 29, 2020 11:13 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Opposition to Cannabis Store (33rd & MacKenzie)

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> Hello Ms. Hicks,
>
> We are residents in the neighbourhood of 33rd and MacKenzie and we are strongly opposed to this proposed change of use from office to retail for a cannabis store. We have a s.22(1) and believe there are other locations that are better suited for a cannabis store such as Dunbar or West Boulevard.
>
> As this type of use is "conditional", we ask that this use is not approved.
>
> Sincerely,
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Planning Objection Massey
Date: Monday, 9 November, 2020 1:18:28 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 09, 2020 1:15 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Planning Objection Massey

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Dear Claudia Hicks,
Thanks you for taking my call.

Re Planning Application to locate a Cannabis Shop at 2895 W 33rd Ave Vancouver DP-2020-00743

Dear Director of Planning.

I'd like to register my OBJECTION to the above planning application.

This is a family residential neighbourhood.

It is not appropriate to have a shop open until 23:00 hrs 7 days a week. Noise and traffic will be unacceptable.

There is no requirement to locate a shop at the proposed location. Cannabis is available at multiple locations nearby on Broadway and Dunbar Street. There is no demand for such a shop other than the people who sell drugs to make money. IT will not improve the neighbourhood and will damage it, as most customers will arrive by car and loiter in the area.

Cannabis smoking smells. It is already a problem for me s.22(1)
s.22(1) has people who smoke Cannabis outside, making it unpleasant to be in my own garden. I

don't enjoy smelling or inhaling other peoples recreational drugs.

Cannabis shops do not fulfill a medical need but provide drugs to those who like taking drugs. It is a Gateway drug.

I'd like to be kept informed regarding the progress of this application so further steps to prevent it may be taken as appropriate.

Please will you send me the names of the City Planning officers engaged with this application.

Thanks you

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Proposed Cannabis Store one 33rd
Date: Monday, 2 November, 2020 1:49:24 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 02, 2020 1:44 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: s.22(1)) s.22(1) >; s.22(1)
s.22(1)
Subject: [EXT] Proposed Cannabis Store one 33rd

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

Dear Ms. Hicks,

I am writing to you to express my family's objection to the application for a permit for a cannabis store at 33rd and McKenzie.

The small commercial development at that intersection is a neighbourhood gem with two bakeries, a pet shop, grocery shop, etc.

The tone and charm of the place would be disturbed by a store of this nature.

In our view, and this is shared by many of our neighbours, it is appropriate to have cannabis stores on main thoroughfares like West 41st, West 4th, etc.

Anyone in the neighbourhood who wishes to purchase cannabis can easily so do on 41st.

It is *not* appropriate to allow such a store to do business in a overwhelmingly residential neighborhood which has parks and schools nearby.

This is an unwelcome initiative and we urge the City to reject the application and maintain the charm and livability of its neighbourhoods.

Regards,

s.22(1)

A large grey rectangular box redacting the signature and name of the sender.

s.22(1)

Vancouver, BC, Canada

s.22(1)

s.22(1)

We intend this email message only for the person or entity named above. This message may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the addressee or an employee or agent responsible for delivering this message to the addressee, please notify us immediately by telephone and return this document at our expense to the address noted above. Any dissemination or copying of this message by anyone other than the addressee is strictly prohibited.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Stop! 2895 W33rd AVE Cannabis retail shop
Date: Monday, 9 November, 2020 7:04:13 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, November 06, 2020 8:19 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Stop! 2895 W33rd AVE Cannabis retail shop

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,

I'm the owner of s.22(1) Vancouver. I received the notice of development application. I strongly oppose 2895 W33rd AVE Cannabis retail shop. There is residential area and lots of school nearby. It's the seriously worst idea that all of neighbours can not accept. Thank you for your attention.

Best regards,
s.22(1)

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

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Strong Objection to DP-2020-00743
Date: Monday, 9 November, 2020 5:01:55 PM
Attachments: [ATT00001.txt](#)

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

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

From: **s.22(1)**
Sent: Monday, November 09, 2020 4:41 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Strong Objection to DP-2020-00743

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

Hello Claudia,

Please note our serious & strong objection to Development Application of Wellspring Cannabis on 2895 W. 33rd Avenue, Vancouver.

I have lived in this Quilchena neighbourhood since **s.22(1)**

The Quilchena neighbourhood is a family-oriented neighbourhood including students from Kerrisdale Elementary School & Prince of Wales Secondary School & Point Grey Secondary School.

This location at MacKenzie Street & W. 33rd Avenue include a Barber Shop, a Dentist, 2 Coffee shops, bakery, insurance, children's clothing consignment, and grocery store. ALL are for family-friendly customers with young children & teens.

A cannabis store is highly inappropriate in Quilchena.

Please reconsider and refer Wellspring Cannabis to elsewhere, in other commercial neighbourhoods, not near young families.

Thank you very much for your attention, for your time & re-consideration.

I most sincerely hope others have also voiced their strong objections.

s.22(1)

s.22(1)

Vancouver, BC

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Strongly protest against the development application 2895 West 33rd Ave.
Date: Monday, 2 November, 2020 8:58:17 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 10:28 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Strongly protest against the development application 2895 West 33rd Ave.

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

Dear Hicks,

We just saw the Notice of Development Application of 2895 W33rd Avenue((Application No. DP-2020-00743) and our families strongly protest against changing the use of a retail store to a new Cannabis Retail Store.

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily , it is highly inappropriate to open a cannabis store here. By the way, if you pass by, you will notice that a pair of shoes hanging at the intersection of W33rd Ave. and Trafalgar Street. This caused a strong feeling of resentment among the surrounding residents (as everyone knows what this means).

Being the parents and Vancouver residents, we hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: TPBW (AR-29) --> PLEASE READ: Notice re: Dispensary Application for a Cannabis Dispensary at 33rd & McKenzie
Date: Wednesday, 4 November, 2020 6:01:20 PM
Attachments: [image001.png](#)
[image002.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, November 04, 2020 5:30 PM
To: s.22(1); s.22(1); s.22(1); s.22(1); s.22(1)
Cc: s.22(1) Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] TPBW (AR-29) --> PLEASE READ: Notice re: Dispensary Application for a Cannabis Dispensary at 33rd & McKenzie

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.

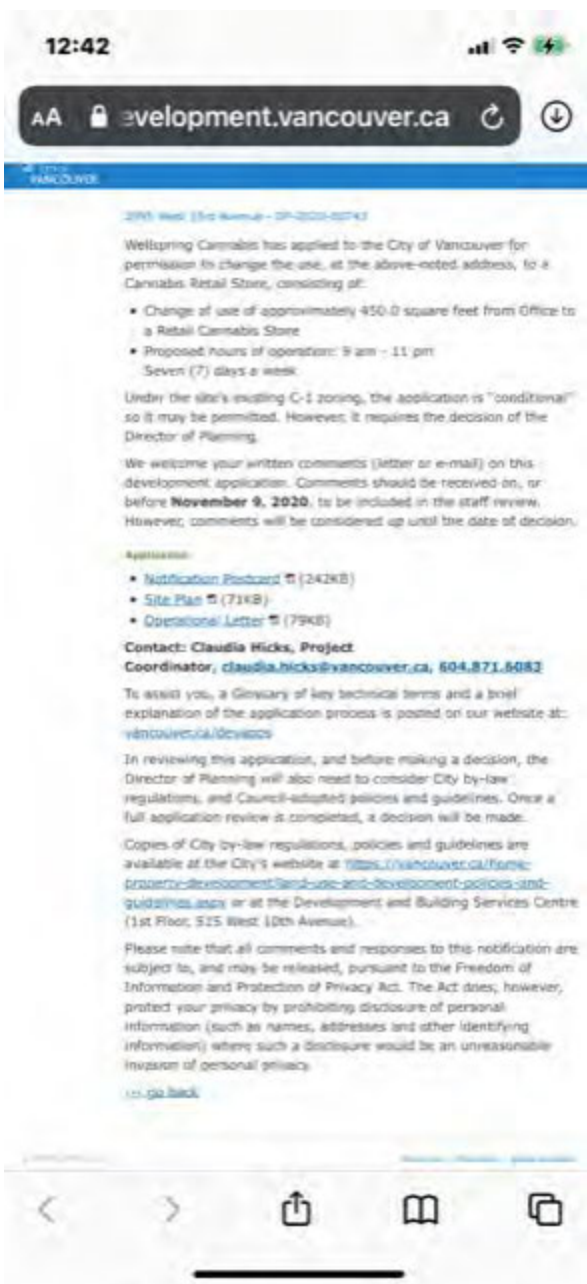
Team

I was advised by a neighbour, and wished to inform you that there is presently a time-limited online petition objecting to an application for opening a neighbourhood cannabis dispensary at 33rd & McKenzie.

The petition can be found at

s.22(1)

s.22(1) Although I had difficulty opening it a few times, but was successful, on one occasion, accordingly, please see the attached petition for your reading perusal as follows:



The neighbour's concerns, as copied to me, in two parts, follow...

If you have concerns about having a local neighbourhood dispensary, *as do I*, you are kindly requested to let the City's Ms. Hicks claudia.hicks@vancouver.ca know of your concerns on or before November 9th (and kindly bcc me).

The second notice, below, speaks well to this neighbour's concerns.

You are encouraged to take a few minutes to express to Ms. Hicks any concerns that you might have...

My apologies for not getting this notice out to you, TEAM, a day or two earlier. I had been preoccupied with *'keeping the wheels on the bus'*, so to speak, pertaining to household and technology-related matters until this moment.

Stay safe All !

Respectfully submitted

s.22(1)



ONE:

Two neighbours who are on the Triangle Park mailing list have brought this to my attention. The application for a cannabis store is for a space at 33rd and MacKenzie. The store is asking to be open from 9 am to 11 pm, seven days a week.

There are many reasons why it might be problematic to have a cannabis store right in the middle of a residential neighbourhood.

Please contact city hall if this concerns you. See information below.

City hall have given until November 9 to receive concerns.

TWO:

Email to: claudia.hicks@vancouver.ca claudia.hicks@vancouver.ca

Dear Ms. Hicks,

I am writing to you to express my objection to the application for a permit to allow a cannabis store at 33rd and MacKenzie.

The small commercial buildings at that intersection are the heart of the community of McKenzie Heights and are well used and loved by local residents of all ages. We have two first class bakeries, an excellent grocery store with a specialty butcher and deli section, a barbers shop, insurance agent, florist, pet food store, a children's clothing store, etc. It's a marvel really. As a neighbourhood destination it is a rare and special place and a reminder of the joys of walkable, socially minded communities within a city.

I am deeply concerned about the potential impact a store selling cannabis might have in this quiet, family oriented residential area. I believe it is not appropriate, especially when there are many young and vulnerable children and teenagers around, and when there is ample opportunity for people to purchase cannabis from stores located in high traffic commercial zones not far away. We don't need a cannabis store.

We do everything we can to foster and develop a strong and supportive community, and this possibility feels like a very big step in the wrong direction.

From the bottom of my heart, I beg you to reject this application.

Sincerely,

XXXXXXXXXX

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: We don't want cannabis store at 2895 W33rd Ave
Date: Monday, 2 November, 2020 8:20:11 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, October 30, 2020 10:24 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: We don't want cannabis store at 2895 W33rd Ave

Hi Claudia,

I do not think it is in the best interests of our community to have a cannabis store open at 2895 W33rd Ave. all the children walk past there every day. This is a family oriented community and we do not want our community to go down in the dirt. I greatly urge council to consider the needs of the community and not allow this cannabis store to open.

Thank you!

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Wellspring Cannabis
Date: Tuesday, 3 November, 2020 1:36:32 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, November 03, 2020 12:30 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Wellspring 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.

Hello there,

I am a resident at s.22(1) between Mackenzie and MacDonald. I am writing to you to express my objection to open a cannabis store in our neighborhood.

1. s.22(1) I am very concerned about a cannabis retail store in this street. They go to Windsor Market, buy lunches at Bigsby, go to Butters, and the pet store all the time. We love the convenience of all the shops in this residential area. Even though marijuana is legal now, our family still regard it as a drug that could be addictive and harmful to our health. A cannabis store is not a good fit to our lifestyle. Especially this is a family-oriented community.
2. Limited street parking. 33rd is narrow and busy. Parking priority should be given to people come for groceries and coffee.
3. In a radiance of 3 kilometres, there are four cannabis stores already. We would love to keep our community as is.

Sincerely,

s.22(1) (a Mackenzie Heights resident)

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

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Wellspring Cannabis
Date: Tuesday, 3 November, 2020 7:37:50 AM

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

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

From: [s.22\(1\)](#)
Sent: Monday, November 02, 2020 7:47 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Wellspring 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.

Evening Claudia...we recently received your notification of the new cannabis retail location proposed for MacKenzie Heights. We live around the corner from this location and we are opposed to any business which would have such late hours. This is a quiet residential area after about 7:00pm and the idea of any retail location open such late hours, drawing customers and related noise, is something I am strongly against.

...[s.22\(1\)](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT]
Date: Monday, 2 November, 2020 8:23:26 AM

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

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

From: [s.22\(1\)](#)
Sent: Friday, October 30, 2020 9:29 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
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.

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards,

[s.22\(1\)](#)

Vancouver

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT]
Date: Monday, 2 November, 2020 8:18:02 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, October 30, 2020 11:15 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
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.

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards

s.22(1)

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From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT]
Date: Thursday, 29 October, 2020 11:04:05 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 10:30 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
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.

Dear Hicks,

I am writing to strongly protest against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. Being a parent and a Vancouver resident, I hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely

s.22(1)

Get [Outlook for Android \[aka.ms\]](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT]
Date: Thursday, 29 October, 2020 10:07:51 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 10:04 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
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.

Dear Hicks,

I am writing to strongly protest against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. Being a parent and a Vancouver resident, I hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT]
Date: Monday, 2 November, 2020 8:59:02 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 8:54 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
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.

Dear Hicks,

I am writing to strongly protest against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. Being s.22(1) and a Vancouver resident, I hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 W 33 Dp 2020 00743
Date: Monday, 9 November, 2020 6:48:27 AM

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

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

From: [s.22\(1\)](#)
Sent: Sunday, November 08, 2020 8:11 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 W 33 Dp 2020 00743

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

Hi Claudia,

I'm a resident in this area and am extremely opposed to letting a cannabis store open. To whom should I send an email to voice my concerns? The opening of such a store has negative implications on our youth.

Thanks,

[s.22\(1\)](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 W33rd Avenue - DP 2020 00743
Date: Tuesday, 10 November, 2020 9:47:22 AM

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

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

From: [s.22\(1\)](#)
Sent: Monday, November 09, 2020 10:23 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 W33rd Avenue - DP 2020 00743

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

Dear Claudia,

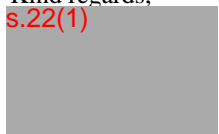
I am writing as a local resident on 33rd avenue on the 2800 block, regarding the rezoning of office space for a retail cannabis store at 2895 W 33rd Ave.

I am concerned about the zoning change, primarily for the operation hours which extend until 11pm at night, 7 days a week. I think this changes the fundamental residential nature of the zone. I would say this is more appropriate for a principle commercial area like Kerrisdale, 41st Ave. I object to the planning application primarily on the night time and 7 days a week hours of operation.

What this "village corner" needs on a 7 day + night time availability is a regular pharmacy, or small supermarket with evening availability, or even a café.

I would be happy to hear any arguments from Wellspring on benefits to the neighbourhood, of course.

Kind regards,
[s.22\(1\)](#)



From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33 Ave
Date: Monday, 2 November, 2020 8:08:50 AM

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

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

From: [s.22\(1\)](#)
Sent: Thursday, October 29, 2020 8:17 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33 Ave

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

Hi Claudia,

DP-2020-00743

I live in the neighbourhood of the captioned address and I strongly oppose to the application of a cannabis store.

There are a lot of schools in the area and the presence of cannabis store will create unrepairable harm to the children and youth.

Thanks,
[s.22\(1\)](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Ave (DP-2020-00743) - OPPOSED
Date: Wednesday, 4 November, 2020 3:03:07 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, November 04, 2020 12:02 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Ave (DP-2020-00743) - OPPOSED

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

Dear Ms Hicks,

We are writing to you to voice our concerns and opposition to the proposed development for 2895 West 33rd Ave. s.22(1) I received the notice of development application card in the mail indicating an application has been submitted to open a cannabis retail store in our neighbourhood. WE ARE OPPOSED TO THIS APPLICATION.

This is a family-oriented neighbourhood with young children who are impressionable and do not need to see or smell this type of exposure. Nor does anyone else want to see or smell it.

There are plenty of cannabis stores in busy commercial areas in Vancouver, why do we need such a store in our quiet, family-oriented neighbourhood.

We do not need to attract unwanted people from other areas of the city into this area as it will likely increase the crime and vandalism in our neighbourhood.

We do not need used drug paraphernalia littering our neighbourhood

We do not need impaired drivers under the influence of drugs driving through our neighbourhood

A cannabis retail store is not needed nor wanted in this area. If people want to buy such things, there are other areas in the city where they can go. They do not need to be in our neighbourhood.

WE ARE OPPOSED TO THE APPLICATION OF 2895 WEST 33RD AVE (DP-2020-00743).

Thank you,

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Ave
Date: Thursday, 29 October, 2020 7:57:00 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, October 28, 2020 8:10 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Ave

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

Greetings

Re: 2895 West 33rd Ave DP-2020-00743

Thank you for the notification of intent of establishing a **Retail Cannabis Store** at the above address - I think!

I **protest the strongest way against any Cannabis related activities at that location.** My reasoning is as follows:

We live in the vicinity of that address s.22(1) The area is part of the McKenzie Heights, a quiet residential part of Vancouver's priciest per square foot locations. It contains mainly single family homes. The demography of the area consists of professionals, a few families with children, mature people, and many retirees. (Hardly the hotbed of pot-heads.) It is a focal point of 2-3 small retail stores, a dentist, a barber, some offices, a general market, and two small eating facilities.

The specific location is just about 40-50 metres from the corner of 33-rd Avenue and McKenzie Street crossing which is a 4-way crossing. This is a dangerous street-crossing, particularly during rush hours. I observed s.22(1) at that crossing that a large portion of vehicles chose to ignore the stop signs, especially Southward on McKenzie Street as it slopes towards the South.

As a local resident, I protest the intrusion of a cannabis store in this area. There is one already in the 41-

st "village" and there is plenty of room for one in the Dunbar village.

Sincerely,

s.22(1)

[redacted] [\[avg.com\]](#) Virus-free. [www.avg.com](#) [\[avg.com\]](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Ave Development Application
Date: Monday, 2 November, 2020 7:04:29 AM
Attachments: [2895 West 33rd Ave Development Application.pdf](#)
[image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 01, 2020 2:47 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Ave Development 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.

Hello Claudia,

Attached is a letter regarding our concerns about the Wellspring Cannabis Retail Store.

Thank you,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Ave, Vancouver
Date: Monday, 2 November, 2020 8:45:35 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 8:41 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Ave, Vancouver

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Hello Claudia,

I am writing to you from s.22(1) Vancouver, B.C. We have lived in this neighbourhood s.22(1) s.22(1) It's a wonderful neighbourhood to raise a family and we feel privileged to live here.

Further to the above noted address and the Notice of Development Application (DP-2020-00743) we received in the mail yesterday, I would like to make just one comment pertaining to the proposed hours of operation. I do not believe it is necessary or appropriate for this type of establishment to be open 9 am - 11 pm, seven days a week on that block. Every other business in the area closes by 7 pm and this seems to suit the area just fine. My worry is that since a retail cannabis store is generally a destination type shop, it would attract unnecessary traffic and people to the area very late at night. I would be more comfortable if the hours were more closely aligned to other stores in the area. I know from speaking to many of my neighbours that they feel the same way.

Thanks for taking the time to read my email and record my feedback. I

appreciate the City of Vancouver giving me and the neighbourhood the opportunity to do so.

Sincerely yours,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Ave.
Date: Monday, 9 November, 2020 6:59:35 AM

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

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

From: s.22(1)
Sent: Saturday, November 07, 2020 4:11 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Ave.

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

Dear Ms. Hicks:

I am a resident s.22(1).
s.22(1).

Unfortunately cannabis has always had an illegal element associated with it.
Teenagers will be loitering around this new establishment.
There will be increased traffic.
The corner of 33rd and Mackenzie does not have a traffic light.
Hopefully there will be no increase in traffic accidents.

This type of business should be located in high traffic areas.
33rd and MacKenzie is a quiet neighbourhood.
This type of business will have increased traffic, bring in people from outside of the neighbourhood and subsequently negatively affect our families.

We are fiercely against such as business opening in our neighbourhood.

Sincerely,

Concerned Neighbour and Citizen

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743
Date: Monday, 9 November, 2020 11:39:41 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 09, 2020 9:24 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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

Dear Claudia Hicks,

I apologize for this email coming in on the last day, but I wanted to express my concerns with this application.

s.22(1) youth that struggle with the adverse effects of cannabis use, specifically significant impacts on mental health including psychosis. I understand that cannabis is now a legal substance, and that sales to minors will be theoretically restricted, however having a store in a relatively secluded residential area where many children live will normalize the use of cannabis to youth that live in the area. While I understand that cannabis stores have become a regular presence on main street and in retail spaces, I would urge you to consider the potential risks of cannabis stores in the middle of residential neighbourhoods, especially to the children in the nearby area.

On a personal level, as a resident of the community into which this business is moving, I am concerned about how a business that is open until 11PM will affect the peacefulness of a residential neighbourhood where most other businesses are closed well before this time. I am quite concerned that a business that specializes in a recreational, disinhibiting substance will be likely to increase the noise and disruption late at night.

Thank you for entertaining my concerns.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743
Date: Thursday, 5 November, 2020 11:48:23 AM

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

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

From: s.22(1)
Sent: Thursday, November 05, 2020 8:48 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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

Dear Ms Hicks,

As of yesterday, I am in receipt of the applications for the change of use of office space to retail for the purpose of a dispensary. I wish I had found out about it sooner. I realize that this change of use is discretionary and I urge you to deny it. I am not sure how many letters of support you have received but I can tell you that my sentiment is in the majority. I have spoken to many people. They may not have spent the time to write you a letter but I can tell you they are against it. If we had more time, I am sure we could get a petition showing you hundreds of signatures. If you are inclined to approve this application, I urge you to allow us the opportunity to get you a signed petition.

There are several reasons s.22(1) against this. First, there is limited amount of office space in this area. This zone was specifically set up for affordable small office space to serve the local community and a small business. Taking away such a finite resource will do irreparable harm to the community. Forcing locals to drive to get services will only increase traffic, pollution, and quality of life.

The main reason we are opposed to this significant change of use is this is this type of business doesn't conform to the character of the neighborhood. Especially after 6 pm, this area turns even more into to a quiet residential neighborhood. Even the retail establishments in the area close by 5 pm or 6 pm. On weekends, most of the offices are closed. It simply isn't appropriate to expand the non-conformity to allow any business that is open seven days a week and to such a late hour. It will bring unwanted traffic and noise to the neighborhood. The only way this business could finically survive is to bring customers in from out of the area. The infrastructure in the area simply can't support this increased traffic.

In addition, this type of business, unlike a bakery, only serves a minority of the community. We would be equally concerned if a bar applied for a license in the area. This area is a small community within close proximity to elementary schools and a park. Balacava Park is only a few blocks away. s.22(1)

s.22(1) because it is so safe. Whether the applicant wants to admit it or not, there will be people that are impaired visiting this establishment. Kerrisdale elementary is short ten minute walk away and two minute by car. Many children walk this path to go home from school. While impairment is inevitable no matter where they are located, the worse location for bar or marijuana establishment is in a residential area with minors running around.

There is clearly a need and want for marijuana establishments. A small office complex in the middle of a residential neighborhood is far from the ideal place to locate it. Dunbar street, 41st, or Arbutus are a very short distance away is the ideal location for this type of business. There are restaurants, bars, drug stores, and grocery stores in that area. This is where this type of business should be located.

Thank you for your courtesy and cooperation.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743
Date: Wednesday, 4 November, 2020 11:17:54 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, November 03, 2020 10:29 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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 strongly against having another cannabis store in this neighbourhood, there are already 21 cannabis stores within a 2.1 miles radius. A lot of people smoke cannabis right outside the store and that is very unfair to people who doesn't smoke it. And cannabis smoke not only increase the risk of cancer(Testicular cancer) but also has a very high chance of impairment of judgement which could lead to traffic accident when driving within 3 hours of smoking cannabis.

Please DO NOT permit the change of use for 2895 West 33rd Avenue to a Cannabis Retail Store.

Sincerely,
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743
Date: Monday, 2 November, 2020 4:28:23 PM

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

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

From: s.22(1)
Sent: Monday, November 02, 2020 2:23 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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

Hi Claudia,

I'm writing to you in regards to the cannabis store proposal per subject line.

I've been living in this neighborhood s.22(1) strongly discourage the idea of having cannabis Shops in this quiet neighborhood. As we constantly visit shops in the area as well as s.22(1) And having a cannabis store would provide negative impact and possible damaging the children's growth development in the long term.

Furthermore, there appears to be a child care education center development happening underway right across the street from the proposed cannabis location. It would be an outrage to have a cannabis shop right across the street from a daycare facility.

For the above reasons mentioned, please DO NOT allow a cannabis shop to exist in our quiet and peaceful residential neighborhood.

Best Regards,
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743
Date: Thursday, 29 October, 2020 7:56:25 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Wednesday, October 28, 2020 8:17 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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

Hello Claudia,

I am a resident at the s.22(1) and I am writing to you in response to the public consultation for the permission to change use of 2895 West 33rd Avenue from Office/Retail to Retail for Cannabis.

I am generally very pro-business and would like nothing more than to see business owners think outside the box to provide new services in a neighbourhood. However, I would like to express my disapproval for a Cannabis Store within this neighbourhood friendly area.

The small commercial node at the intersection of Mackenzie Street and West 33rd Avenue are comprised of only a handful of local (mom & pop shop) businesses that had built a unique character to the immediate area.

I believe that currently there are cannabis stores opened along the Kerrisdale Commercial District, and Dunbar Commercial District. Typically, we'd see cannabis stores along arterial roadways with higher traffic commercial districts. The placement of a cannabis store along West 33rd and Mackenzie Street, both collector roadways within the immediate area, would not only be out of place but unprecedented in this part of Vancouver.

The general area is typically single family house or very low density housing, and the overall

nature of this area is residential. I would like to believe that it is already very accessible going slightly further to Dunbar or Kerrisdale for anyone that would have their needs for cannabis. It would simply be out of place for a cannabis store to open up across or beside a Tutoring and Learning Centre for children. On a similar note, we wouldn't expect a pub to be in this area as well.

Overall, I vehemently disapprove of a cannabis establishment within what is a residential neighbourhood. It is more inappropriate that is proposed at a location so close to Elementary Schools and Parks for Children.

Thank you for taking the time to process my concerns.

Best regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743. "Home Owner Object to have Cannabis store open at 2895 West 33RD Ave"!!
Date: Monday, 2 November, 2020 7:44:30 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Saturday, October 31, 2020 6:38 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: s.22(1)
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743. "Home Owner Object to have Cannabis store open at 2895 West 33RD Ave"!!

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

ATTN: Claudia Hicks

Subject: I Object to have Cannabis Retail Store to be open at 2895 West 33RD AVE.

We don't want our kids to access cannabis that easily in this neighborhood.

This is a kid friendly neighborhood, school zone nearby. Cannabis stores should not be allowed to be anywhere near this area.

Mackenzie Height Home Owner

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743 Development Application
Date: Wednesday, 4 November, 2020 11:17:25 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, November 04, 2020 1:29 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743 Development Application

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Hi,

I'm a resident near the proposed Cannabis store. While I'm not against the sale of cannabis or its use, I am concerned about the hours the store proposes to have. The area is all residential with a small pocket of retail on the corner of 33rd and Mackenzie. All the business have retail hours of around 6 PM closing times and the proposed hours of operations for the new business are listed as 11 PM closing times. The area is largely quiet with a minimal amount of foot or car traffic. I am concerned about the resulting additional activity that would bring to the neighbourhood particularly into the late evening. This would change the nature of the community significantly in a negative way.

Thanks.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - DP-2020-00743
Date: Monday, 9 November, 2020 11:43:18 AM
Attachments: [image002.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Monday, November 09, 2020 11:05 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - DP-2020-00743

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

Hello Claudia,

This email is regarding the development application for 2895 West 33rd Avenue. s.22(1)
s.22(1) I am concerned about the proposed cannabis retail store for this location. One in every six youth who start using cannabis will develop problematic use and this location will only increase access and availability. We recently moved to Mackenzie Heights s.22(1) family friendly neighbourhood. I will be very disappointed if this application is approved and I am concerned about how this will affect the youth in our community.

Thank you for your consideration.

s.22(1)

A large rectangular grey box redacting the signature and any additional text at the bottom of the email body.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - Development Application (DP-2020-00743)
Date: Monday, 9 November, 2020 6:46:00 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Sunday, November 08, 2020 10:04 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - Development Application (DP-2020-00743)

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

Dear Ms. Hicks:

I am a resident of Mackenzie Heights a couple blocks away from the site of the proposed Wellspring Cannabis store for 2895 West 33rd Avenue.

I am **OPPOSED** to having a cannabis retail store at this site.

This is a neighbourhood full of families with young and impressionable children.

s.22(1) to the Mackenzie Heights Barber Shop next door to this proposed site for haircuts. s.22(1) s.22(1) the children's clothing consignment store MacGillycuddy's Consignment For Little People (4881 Mackenzie Street) and Butter Baked Goods Cafe (4907 Mackenzie Street), both across the street from this proposed site. s.22(1) s.22(1) to Bigsby the Bakehouse (4894 Mackenzie) which is part of the same building as 2895 West 33rd. Due to COVID-19 protocols we line up outside Bigsby the Bakehouse and the lineup sometimes extends in front of 2895 West 33rd.

I know that at some time s.22(1) I will be having a conversation about cannabis but I feel that **having a cannabis store in a family neighbourhood next to stores that we frequently visit will normalize and make cannabis all too familiar** s.22(1). I have had many conversations with people who have drug addictions other than cannabis and I always ask them how their drug addictions started. **Almost universally they tell me that their drug addictions started with an introduction to the use of cannabis.**

I, along with other families s.22(1) **living in the neighbourhood that I have spoken to, feel that**

we will not feel comfortable patronizing the above businesses with our children if 2895 West 33rd is approved for a cannabis retail store.

Thank you for giving the neighbourhood residents this opportunity to voice our concerns and feelings about this development application. It is much appreciated and we hope you take our concerns into consideration.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue - Development Application (DP-2020-00743)
Date: Monday, 9 November, 2020 1:51:47 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 09, 2020 1:39 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue - Development Application (DP-2020-00743)

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

Dear Ms. Hicks:

My family lives in Mackenzie Heights a s.22(1) away from the proposed Wellspring Cannabis store (2895 West 33rd Avenue). Thank you for giving the residents in the area an opportunity to comment.

My family and I are opposed to having a cannabis retail store at this location.

This is a quiet neighbourhood with Kerrisdale Elementary School, Kerrisdale Annex, Kitchener Elementary School, Quilchena Elementary School, Prince of Wales Secondary school, and Point Grey Secondary school close by. We know from the news that the number of kids and teenagers who are addicted to harmful drugs in Vancouver and surrounding areas are on the rise. It is a difficult problem that the city, and society, are trying to address. Many families have sadly lost children to addiction. We know that kids are curious and experiment with different drugs. I do not think it is a good idea to have a cannabis shop so close to public schools, where kids will inevitably see and smell the use of cannabis in their neighbourhood.

Also, the proposed cannabis store hours of 9am – 11pm would make it undesirable for families to frequent the area with their kids at any time. The block includes a children's consignment store, a grocery store, two local bakery coffee shops, and a well-loved barber shop. These stores are already having a difficult time due to Covid safety protocols. We believe that these stores would be impacted negatively by having a cannabis store on the block.

Thank you for your time.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue
Date: Tuesday, 27 October, 2020 2:17:47 PM
Attachments: [image001.png](#)

Hi Jennifer,
Notification response.
With thanks

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, October 27, 2020 12:47 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue

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

Hello Claudia,

This is s.22(1) Avenue. I don't agree to have a Cannabis store in our neighbourhood because there are lots of young kids and teenagers in this neighbour and it's not a suitable location for this store to operate.

If you have any further concerns or questions about this, please feel free to email me back.

Thank you.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd Avenue
Date: Monday, 9 November, 2020 6:48:55 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 08, 2020 7:59 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd Avenue

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

Dear Project Coordinator,

re: change of use DP-2020-00743 2895 West 33rd Avenue/Mackenzie

The proposal is to open a cannabis store, seven days a week, from 9 a.m. to 11 p.m. The address in question is in a quiet residential area, the handful of other small stores on that corner, with the exception of the mini-market, are not open seven days a week and none of them are open late. 33rd is on the route to UBC and to different schools which means many teenagers (and younger) will often be in the immediate area. Cannabis stores (even if they call themselves 'clinics' or 'pharmacies') are not primarily interested in customers who need the weed for medical reasons and the potential sales in attracting young people en route to school might well be a strong reason why the proprietors want this location.

If it is possible for anyone from your department to visit the site, they will see how totally unsuitable the proposed store is in that area.

Many thanks for your attention,
s.22(1) [REDACTED]

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 West 33rd avenue DP-2020-00743
Date: Tuesday, 3 November, 2020 2:44:08 PM

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

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

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

From: [s.22\(1\)](#)
Sent: Tuesday, November 03, 2020 2:42 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 West 33rd avenue DP-2020-00743

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

Dear Ms. Hicks

Thank you for the redevelopment notice of 2895 West 33rd Avenue DP-2020-00743.

While I do accept the legalization of Cannabis, I strongly oppose the redevelopment on this quiet neighbourhood corner. It is not a good fit for the community on many levels. Firstly, Mackenzie Heights is a small quiet neighbourhood where seniors and young families live. This neighbourhood is quiet during the day and the few small businesses presently there close early and have limited hours if any on weekends and holidays. Those current retail businesses attract young families with children where they can enter at leisure and without concern. As well those businesses do not increase or cause heightened traffic or parking concerns. The services they provide are much welcomed and frequented by foot traffic and meet the needs of the neighbourhood. None of these neighbourhood business exclude entry to any certain age or group of individuals, Mackenzie Heights is a family inclusive neighbourhood community. It is a concern that should a cannabis retail store open in the Mackenzie Heights area it may prevent better suited businesses such as day cares, tutoring services, flower shops, any establishments that serve young families and seniors who all strive for a quiet safe friendly neighbourhood.

Secondly the Mackenzie Heights site is in close proximity to current Cannabis locations in Dunbar and Kerrisdale commercial areas where other pharmacies and medical businesses operate. Those that require Cannabis can attain products at convenient locations along 41st and Dunbar with ample parking and perfect street appeal.

Finally, local youth frequent shops in the Mackenzie Heights area freely and it is an area families can ask preteens to independently shop for groceries, get haircuts etc without concern about heightened curiosity or temptation surrounding a controversial drug and its uses.

I fear that the opening of a retail cannabis store in the mature quiet neighbourhood of Mackenzie Heights will

dramatically impact residents and families negatively and the liveability in this family focussed area will be greatly diminished.

With respect,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 2895 w. 33 ave
Date: Tuesday, 3 November, 2020 1:36:09 PM

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

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

From: [s.22\(1\)](#)
Sent: Tuesday, November 03, 2020 11:41 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 2895 w. 33 ave

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

As a resident of this area and a frequent user of the stores and services in our little corner "village" I hope the city will reflect on the impact of an inappropriate business in this area.

The following are points to consider:

1. All other stores close by 6:00 pm. This is a residential area. There are townhomes directly at street level plus many homes in that area. I am sorry for the owners who will have to put up with noise and car traffic from that location.

Many senior residents live in this area. a good grocery store, dentist and great little restaurants really enrich their lives but parking is already a problem. Having this business corner is allowing them to live independently for longer. They are not able to carry groceries a couple of blocks back to their car and they need parking to go to the dentist. A cannabis business should be on a commercial street, not a unique little corner of shops.

We have very few inspirational corners in Vancouver and the growth of a few businesses have raised this area to a real gem. We are all losers if the climate there changes.

Please seriously consider the impact on area, the length of the day this business wants to be open, the lack of parking needed to use the existing businesses and the very special atmosphere that is now in that area.

Thank you.

[s.22\(1\)](#)

Vancouver, B.C.

[s.22\(1\)](#)

Sent from my iPad

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 33rd & Mackenzie
Date: Thursday, 29 October, 2020 7:59:17 AM

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

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

From: s.22(1)
Sent: Wednesday, October 28, 2020 4:22 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 33rd & Mackenzie

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,

Regarding DP 2020 00743

It is s.22(1) my understanding that you want to put a pot selling shop into our neighborhood. How terrible.

We have lived in this neighbourhood for s.22(1), we have seen the shops change and families grow because of the change, and you want to put this disgusting store into our neighborhood. Shame on you all.

My dentist office is right next-door to where you want to go into. s.22(1) to the dentist, where are we supposed to park, as parking is already very difficult there. s.22(1) barbershop is next-door on the other side, and again he will no longer be able to find parking.

Have you not thought about what kind of crime you will bring to this neighborhood? What about the young kids that are now allowed to walk to and from school, do you think parents will still be very comfortable doing that, you're changing a community and its landscape, make sure you are doing the right thing for the community, please.

s.22(1)



From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] About Cannabis shop
Date: Monday, 2 November, 2020 9:04:15 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 9:55 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] About Cannabis shop

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

Dear Ms. Hicks,

I hope this email finds you well. I s.22(1), am a resident in the area of Mackenzie Street and W 33rd Avenue s.22(1) and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding

area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards

s.22(1)

A large grey rectangular box redacting the signature and name of the sender.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Against 2895 West 33rd Ave DP-2020-00743 zoning change application
Date: Thursday, 29 October, 2020 1:15:39 PM

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

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

From: s.22(1)
Sent: Thursday, October 29, 2020 1:01 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Cc: s.22(1); s.22(1)
Subject: [EXT] Against 2895 West 33rd Ave DP-2020-00743 zoning change 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.

Hello Claudia:

Please be advised that I, s.22(1), Vancouver are strongly opposed to the development application DP-2020-00743 of changing

1. The existing office space to a Retail Cannabis Store
2. Proposed hours of operation from 9 am-11 pm 7 days a week.

The following are our reasons:

1. The small quiet commercial area in the corner of 33rd and MacKenzie serves as a neighbourhood-friendly location for grocery shopping, pet food, children's consignment store, dentist, insurance office, bakeries, and for socializing (including outdoors) at the cafes by a majority demographics of seniors, young parents, school age children.
2. As long time residents living in this family neighbourhood where our children grew up and where my grandchildren are growing up, it will be most inappropriate to have a cannabis store where patrons can freely come and go to do their purchases, and likely, to smoke the substance in the neighbourhood and it's nearby parks. Not only will the act of smoking demonstrate unhealthy and potentially dangerous habits, the strong smell of the cannabis lingers in the air and is harmful even as 2nd hand smoke, like cigarettes.
3. We do not approve of a Cannabis store in the said location and certainly do not approve of a business, including

the applicant's, wanting to have a store open till 11 pm and 7 days a week. Why would this particular business want to stay open beyond the usual hours of it's neighbouring businesses? Having such long store hours and 7 days a week will no doubt encourage more unwanted and unnecessary traffic at all hours of the day and week, causing unnecessary disturbances and encouraging unhealthy and bad habits.

If there are people who need to buy cannabis for medical purposes, there is already one close by on West 41st Ave.

We trust that you will include and forward our comments to the Director of Planning and seriously consider NOT granting this permission to change the use and zoning for Wellsping Cannabis.

Thank you in advance for your and the Director of Planning's attention.

Sincerely,

s.22(1)

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

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Against Cannabis Retail Store.
Date: Monday, 2 November, 2020 8:54:39 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 10:43 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Against Cannabis Retail 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.

Dear Hicks,

I am a resident in the area of Mackenzie Street and W 33rd Avenue.
I am writing to strongly protest against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. Being s.22(1) a Vancouver resident, I hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Against Cannabis retail store at 2895 west 33rd Avenue
Date: Monday, 2 November, 2020 7:45:02 AM

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

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

From: [s.22\(1\)](#)
Sent: Saturday, October 31, 2020 3:21 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Against Cannabis retail store at 2895 west 33rd Avenue

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

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards
[s.22\(1\)](#)

发自我的iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Against Cannabis retail store at 2895 west 33rd Avenue
Date: Monday, 2 November, 2020 7:44:39 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Saturday, October 31, 2020 5:01 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Against Cannabis retail store at 2895 west 33rd Avenue

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

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to

places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards

s.22(1)

发自我的iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Against Cannabis retail store at 2895 west 33rd Avenue
Date: Monday, 2 November, 2020 8:10:58 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Saturday, October 31, 2020 11:24 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Against Cannabis retail store at 2895 west 33rd Avenue

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

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Against The New Cannabis Retail Store
Date: Monday, 2 November, 2020 7:44:22 AM

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

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

From: s.22(1)
Sent: Saturday, October 31, 2020 7:14 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Against The New Cannabis Retail 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.

Dear Hicks,

I am writing to strongly protest against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. s.22(1) and a Vancouver resident, I hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.
Best Regards

Sincerely
s.22(1)

发自我的iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Against cannabis shop at west 33rd Ave , vancouver BC
Date: Thursday, 29 October, 2020 7:58:31 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, October 28, 2020 4:53 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Against cannabis shop at west 33rd Ave , vancouver BC

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

Dear Claudia Hicks,

We completely oppose the proposed development of a Cannabis Retail Store in our community. We are a residential neighbourhood with many families with young children as well as seniors. The proposed operations are unsuitable for this area, which is near several schools, daycares, and parks.

Sale of cannabis products is a high-risk operation that attracts violent crime and disrupts safety. The ridiculously late hours of operation will disturb neighbourhood peace and decrease everyone's quality of living. It will also bring heavy traffic incompatible with the surrounding commercial area, which has many pedestrians. Our residents will be afraid to walk outside.

There are already sufficient retail services catering to a general audience in the commercial area located around 33rd Avenue. Thus, there is no reason that the existing office-zoned space should be converted to retail.

We are strongly against this development, and are disappointed in the City's lack of consideration for its residents.

Sincerely,

s.22(1)

Local residents

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Almost 1000 people Oppose: 2895 West 33rd Avenue - DP-2020-00743
Date: Monday, 9 November, 2020 7:25:06 AM
Attachments: [Petition Updated.PNG](#)
[image001.png](#)

Claudia Hicks
Project Coordinator - Development Review Branch
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604.871.6083



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From: Law, Andrea
Sent: Sunday, November 08, 2020 2:21 PM
To: Greer, John <john.greer@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>
Cc: Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: Fwd: [EXT] Almost 1000 people Oppose: 2895 West 33rd Avenue - DP-2020-00743

Didn't see you copied here so am sharing.

Sent from my iPhone

Begin forwarded message:

From: [s.22\(1\)](#)
Date: November 5, 2020 at 8:00:48 PM PST
To: sadhu.johnston@vancouver.ca, "Law, Andrea" <andrea.law@vancouver.ca>, "Adcock, Jessie" <Jessie.Adcock@vancouver.ca>
Cc: "Stewart, K" <K.Stewart@vancouver.ca>, "Carr, Adriane" <Adriane.Carr@vancouver.ca>, "Dominated, Lisa" <Lisa.Dominated@vancouver.ca>, "Bligh, Rebecca" <Rebecca.Bligh@vancouver.ca>, "Boyle, Christine" <Christine.Boyle@vancouver.ca>, "De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>, "Fry, Pete" <Pete.Fry@vancouver.ca>, "Hardwick, Colleen" <Colleen.Hardwick@vancouver.ca>, "Kirby-Yung, Sarah" <Sarah.Kirby-Yung@vancouver.ca>, "Swanson, Jean" <Jean.Swanson@vancouver.ca>, "Wiebe, Michael" <Michael.Wiebe@vancouver.ca>
Subject: [EXT] Almost 1000 people Oppose: 2895 West 33rd Avenue - DP-2020-00743

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 City Manager, General Manager (DBL), Director of Development Services,

Please see the email below that was sent to a staff member. This matter is really concerning and your attention is highly appreciated.

Thank you and stay safe!

Charlie Wu

----- Forwarded message -----

From: [s.22\(1\)](#) >
Date: Tue, Nov 3, 2020 at 1:44 AM
Subject: Oppose: 2895 West 33rd Avenue - DP-2020-00743
To: <claudia.hicks@vancouver.ca>

Dear Claudia,

My family resides near MacKenzie Street 33rd Ave and we strongly oppose this application to change the use to vend cannabis. This neighbourhood is extremely quiet and has many young families; there are very few limited retail spaces around and most of the existing stores do fit well with the makeup of the neighbourhood. The addition of a cannabis store is not best to reflect this community. For the cannabis users, there are Atheneum Cannabis Kerrisdale and Weed Delivery & CBD Edibles Store on West 41st nearby as well as La Canapa Boutique on Dunbar and 18th. Additionally, Arbutus Cannabis, Canna Love and Hemp Dispensary & Vapes are also not far. There is really no need to crowd this small neighbourhood with another cannabis store.

Thank you for your consideration.

[s.22\(1\)](#)


Stop! 2895 W33rd AVE Cannabis retail shop



946 have signed. Let's get to 1,000!

Thanks to your support this petition has a chance at winning! We only need 54 more signatures to reach the next goal - can you help?

Take the next step!

 [Oppose 2895 W33rd Ave Cannabis retail store](#) started this petition to [Claudia Hicks](#) and 2 others

We oppose 2895 w33rd AVE Cannabis retail store (DP-2020-00743). This application is not suitable in this area: first, this is residential area, the proposed location is next and facing to residential houses less than 20 meters. Second, the proposed business time will increase late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Third, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Application No. DP-2020-00743)
Date: Thursday, 29 October, 2020 10:09:04 AM

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

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

From: [s.22\(1\)](#)
Sent: Thursday, October 29, 2020 10:07 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Application No. DP-2020-00743)

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 Hicks,

I am writing to strongly protest against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. Being a parent and a Vancouver resident, I hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely

发自我的iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Cannabis Retail Store at West 33rd Avenue and Mackenzie Street
Date: Monday, 2 November, 2020 8:57:55 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 10:27 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis Retail Store at West 33rd Avenue and Mackenzie 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 Claudia,

I was made aware that a cannabis store application has been made for 2895 West 33rd Avenue. I am highly opposed to a cannabis store opening at this location. There are several schools within the vicinity and this is a residential area. This is an inappropriate location for a cannabis store. If you lived in this area and have kids, like I do, you would also oppose such an application.

Please do not allow a cannabis store to open in this safe, peaceful, family oriented neighbourhood.

Regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Cannabis Retail Store is not welcomed
Date: Monday, 2 November, 2020 8:07:50 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)]
Sent: Thursday, October 29, 2020 7:54 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis Retail Store is not welcomed

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. Claudia Hicks,

We are the neighbours live near 2895 W33rd Ave. We don't agree 2895 w33rd Ave to change the use for Cannabis Retail Store. This is a residential area, we need quiet place.

Warm Regards,
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Cannabis Retail Store
Date: Monday, 2 November, 2020 8:53:00 AM

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

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

From: s.22(1)
Sent: Thursday, October 29, 2020 11:10 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis Retail Store

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Dear Hicks,

I am writing to protest against changing the use of a retail store at 2895 W 33rd Ave to a new Cannabis Retail Store. (Application No. DP-2020-00743)

Given the fact that this location is so close to a few elementary schools and Secondary School, parks, children's playgrounds, facilities visited daily, it is highly inappropriate to open a cannabis store here. Being a parent and a Vancouver resident, I hope the appeal will be dismissed to keep the community a child and youth safe and friendly place.

Thank you for your time and I look forward to hearing from you.

Sincerely
s.22(1)

发自我的iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Cannabis Store. DP-2020-00743
Date: Monday, 2 November, 2020 11:19:24 AM

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

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

From: [s.22\(1\)](#)
Sent: Monday, November 02, 2020 10:56 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis Store. DP-2020-00743

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

Dear Ms. Hicks

I am writing to express my concern about the proposed retail cannabis store at 2895 West 33rd. Ave. Vancouver DP-2020-00734.

First I want to say that I am not opposed to the sale of Cannabis and am very happy that it is finally a legal substance. It is the location in conjunction with the hours of operation that concerns me.

I have owned a home on the [s.22\(1\)](#) and even though there has been increased traffic on this street over the last several years it is still a relatively quiet neighbourhood. It is residential except for this small retail area at the corner of 33rd and MacKenzie. The retail outlets in this tiny complex usually close around 6 pm and generally cater to the needs of local residents. A Cannabis store open until 11:00 pm would attract a far wider range of clients and therefore needs to be on a more commercial street such as Dunbar or 41st. Ave. Also a store with only 450 square feet will most certainly have people lined up outside (Covid or not). There will be cars coming and going, doors opening and slamming shut, people talking. It is unfair and unwarranted to expose this quiet neighbourhood to a Cannabis store 11:00 pm closing time 7 days a week.

Thank you for your attention to this.

[s.22\(1\)](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Cannabis shop not wanted at 2895 W33rd Ave
Date: Monday, 2 November, 2020 8:57:12 AM

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

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

From: [s.22\(1\)](#)
Sent: Thursday, October 29, 2020 10:29 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis shop not wanted at 2895 W33rd Ave

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

Dear Claudia,

In response to the Oct. 29 letter, I ask city council please to oppose the application for a cannabis retail store to open at on 2895 W33rd Ave

This proposed location is completely surrounded by residential homes. It is not a commercial area in nature. Families and children walking around the neighborhood directly passes by the doors of the proposed pot shop.

Children may be directly exposed to second-hand smoke and other paraphernalia. The residents of this community do not appreciate having their children exposed to cannabis on a daily basis.

Please consider this case and say no to a pot shop to open for business in a primarily residential neighbourhood where homes are located immediately adjacent to its operating doors.

Thank you!

[s.22\(](#)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Cannabis store at 2895 west 33rd avenue
Date: Monday, 2 November, 2020 7:42:09 AM

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

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

From: [s.22\(1\)](#)
Sent: Sunday, November 01, 2020 3:11 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis store at 2895 west 33rd avenue

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Hi madam! Unbelievable that anyone or the city would even entertain such a proposal in a inner neighborhood. Obviously no city member is affected by this. Inner neighborhoods should have coffee shops, barbers , banks, grocery store, yoga studios etc etc. What next.. liquor store, strip club, or even a brothel open all night long. Who thinks it will be a healthy role model for young kids. No thanks... keep this out of my neighborhood... I will fight tooth and nail to not let it happen.

Sent from my iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Cannabis store project at 2895 West 33 Avenue Vancouver, B.C.
Date: Monday, 2 November, 2020 7:44:54 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Saturday, October 31, 2020 4:04 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Cannabis store project at 2895 West 33 Avenue Vancouver, B.C.

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

Dear Ms Hicks,

I am writing to you to vehemently oppose the planned opening of yet another cannabis store in Vancouver and now the final insult of opening right in my neighbourhood with unacceptable extended hours of operation. s.22(1) and I encounter people every day who are regular cannabis users in my line of work. Unfortunately, the Liberal Government of the Dishonourable Justin Trudeau legalized cannabis in this country in his first term as the only election promise he kept in order to secure votes from the dopeheads of our society and the youth vote. I can equally blame the medical profession of this country and all the professional organizations for being far too silent on this issue. Cannabis is far from harmless especially to people under 25. It is only after legalization that concerns have been raised but it is far too late since the legalization has already happened.

s.22(1)
s.22(1) were extremely difficult to pain control after surgery and it turned out they had been regular cannabis users. In the past month an article came out in the American Society of Anesthesiology which also stated that pain control is more problematic in regular cannabis users. s.22(1) lungs of heavy cannabis smokers and s.22(1) told me that the lung damage from cannabis smoke is far worse than from tobacco. In fact s.22(1) it was pointed out to us that one cannabis joint is equivalent to 4 cigarettes. Recently it was pointed out that the

adult brain is not fully developed till as late as age 25 and caution has already been raised about regular cannabis consumption in people under age 25. Yet, how many people under 25 consume cannabis already?? People claim they need cannabis to treat their anxiety and depression. s.22(1) cannabis is actually contraindicated in people with a history of anxiety and depression.

Our so called leaders in Government claim legalization of cannabis would lead to harm reduction. Really??? More people are walking around with this drug in their system with numbed brains and minds. More cannabis is freely available to youths of all ages because more people can access it. The black market that was supposed to be obliterated by legal product has not happened. There have been more shootings in the lower mainland the past few months involving criminal elements so that has not been reduced either. It has created a culture where drugs of all kinds are acceptable - the thin edge of the wedge though not so thin anymore. Who needs this stuff?? The corrupt POLITICIANS - to secure votes from a drug infested public and drug money revenue from legalized pot though I am glad that sales and profits initially were not that lofty.

With the additional scourge of the opioid crisis and further expansion of legalized cannabis sales right in residential areas the chance ever of a drug free society is rapidly vanishing. It is imperative that you reconsider allowing further expansion of available legal cannabis right into our residential neighbourhoods if there is any glimmer of hope of a better, safe, and smarter future generations in this country.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Change of Use at 2895 West 33rd Avenue
Date: Monday, 9 November, 2020 7:11:52 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, November 05, 2020 1:32 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Change of Use at 2895 West 33rd Avenue

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

Reference: DP-2020-00743

Dear Claudia

Thank you for the notice regarding development of the subject property.

The location (including the intersection of 33rd Avenue and MacKenzie Street) hosts a number of small businesses which generate local daytime traffic. The Cannabis Store will attract customers from a much wider area, necessitating increased traffic. The 11 pm, late evening opening hours, will attract a more drug-oriented clientele, with associated vehicles and late evening activity.

The change does not fit well with the characteristics of this RS-5 single-family-oriented-neighbourhood. For this reason we would prefer the change to be disallowed.

Yours truly,

s.22(1)

A large rectangular grey box redacting the signature and any text below it.

Vancouver BC

s.22(1)

A small rectangular grey box redacting text.

s.22(1)

A large rectangular grey box redacting a significant portion of the page content.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Comment on 2895 West 33rd Ave DP-2020-00743
Date: Monday, 2 November, 2020 1:48:58 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 02, 2020 1:36 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Comment on 2895 West 33rd Ave DP-2020-00743

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Dear Claudia

Our family received notice of development application regarding 2895 west 33rd Ave..We are writing to inform the City of Vancouver that we strongly disagreed to this development for with Wellsprings Cannabis coming to our neighbourhood, it will be disturbing for we are quite concerned the parking, smell and misuse of cannabis for we felt discomfort with this strong scent and we are worried about youngsters especially there are schools quite close in our neighbourhood will be affected. Our neighbourhood is peaceful and safe all those years and hope this peace will still be maintained.

Please take our opposition seriously. Please inform us of the decision.

Yours sincerely,

s.22(1)

Sent from my LG Mobile

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Comments on 2895 W 33rd Ave - No
Date: Thursday, 29 October, 2020 2:51:05 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 2:40 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Comments on 2895 W 33rd Ave - No

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

Dear Ms. Hicks,

I would like to send my comments on the Cannabis store on 2895 West 33rd Avenue. My comment is "No"

This is too close to the residential area. The neighborhood is now very nice and kids friendly. With a Cannabis store, the atmosphere will be completely different. The smell will also be overwhelming. I wouldn't feel safe s.22(1) around the neighborhood anymore. I have s.22(1) that is curious about everything. I am afraid Cannabis store will have negative impact on their health mentally and physically. With such a store nearby, they will wonder about the smells, they might want to try.Recently I heard too many over-dose related death. I don't want that happen to my neighbour and in my community.

Please consider my comments. Please do not approve this Cannabis store.

Thanks very much!

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Comments on the application of Cannabis Retail Store in
Date: Monday, 2 November, 2020 7:43:41 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Saturday, October 31, 2020 10:30 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Comments on the application of Cannabis Retail Store in

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

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition to this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that are easily accessed. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding

area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Concerns for development application 2895 West 33rd Ave, DP-2020-00743
Date: Monday, 2 November, 2020 7:28:07 PM

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

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

From: [s.22\(1\)](#)
Sent: Monday, November 02, 2020 6:45 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Concerns for development application 2895 West 33rd Ave, DP-2020-00743

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

Dear Claudia,

I am writing this email to express my concerns regarding the development application of a Cannabis Retail Store by Wellspring Cannabis on 2895 West 33rd Ave in Vancouver. As we all know, the Mackenzie heights neighborhood is a family friendly community with many young families and kids, many of whom value this kids friendly community very much. The Butter Baked Goods in this little business corner attracts many young kids everyday for their yummy sweets. The kid clothing store in this business corner also attracts many young families and their kids. The barber shop is there for years and it's super kids friendly. Many kids who grow up in the neighborhood probably can still find their photos on the wall, having a haircut! For people who live around this corner and this neighborhood, it's very important for us to maintain this kids friendly business environment. For most families, a cannabis retail store will introduce school kids things that's not age appropriate and cause bad influence on them. [s.22\(1\)](#) and he is at the age of wanting to know everything around him. He has many [s.22\(1\)](#) from our neighborhood and they often bump into each other in this little business corner. For us, it's a little community where kids and their parents meet up and have good social outings. A cannabis retail store would not fit into this neighborhood. Therefore, I would like to express my strong concern for this development application. Please consider our voices as parents of young kids, and thanks very much for taking time reading through my email.

Best wishes,
[s.22\(1\)](#)

Sent from my iPhone

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP 2020 - 00743
Date: Monday, 9 November, 2020 7:06:44 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, November 06, 2020 2:34 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP 2020 - 00743

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

I would like to formally object to the proposed hours of operation for the Wellspring Cannabis application at 2895 West 33rd Avenue.

None of the surrounding businesses are open until 11pm 7 days a week. Regardless of the type of business, the hours proposed are not appropriate for a residential neighborhood. I would feel the same if it was a coffee shop, convenience store, or liquor store. Having lived s.22(1) opened, the noise, traffic disruption and increased neighborhood crime was a key factor in choosing to move from that neighborhood.

Thank you,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP 2020 00743
Date: Monday, 9 November, 2020 6:55:00 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, November 08, 2020 2:43 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP 2020 00743

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Ms. Claudia Hicks
Project Coordinator
City of Vancouver

Ms. Hicks, I am writing to express my opposition to the proposed development of a Cannabis Store at 2895 West 33 Ave. s.22(1) from this location at 2846 West 31. Ave. I have two main reasons for my opposition: the first is that the proposed hours of operation are totally out of sync with the existing businesses in the immediate area, most of the dozen or so businesses on that corner close before six in the evening. The Cannabis store is proposing to stay open until 11 at night the resulting traffic would totally change the existing atmosphere in the area.

The existing business reflects the family nature of the community, there are two bakeries, a barber shop, a pet store, a market, a flower shop, the idea of a Cannabis operation at that location is a very poor fit with the existing community.

Thank you for considering my opinion.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP 2020-00743
Date: Tuesday, 3 November, 2020 1:35:40 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, November 03, 2020 1:04 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP 2020-00743

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Dear Ms Hicks

We have received the information on the above-noted development application at 2895 West 33rd avenue. and quite shocked at the idea of a cannabis store in our family friendly neighbourhood .

This is a quiet , quaint and safe neighbourhood
All the stores in the area are closed by approx 6:00pm , they are all small family friendly establishments - so having people coming to the area until 11:00pm to access this store, especially because of its nature, is not suitable at all .

We do not think this is an appropriate pace for a cannabis store .

Thank you
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP 2020-00743
Date: Wednesday, 4 November, 2020 11:16:53 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Wednesday, November 04, 2020 8:52 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP 2020-00743

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 writing to inquire about the proposed hours of operation for the Wellspring Cannabis retail store at 2895 west 33rd.

Please advise what the zoning or other regulations are that currently apply to the surrounding businesses on this corner - eg Windsor Market, Butter Baked Goods, Rand and Fowler Insurance. What hours of operation are they currently restricted to? Could they stay open until 11pm if they chose to?

The issue from my perspective is that, regardless of whether or not I support a cannabis store, no business in this residential neighborhood should be open until 11pm 7 days a week. Any new business should conform with the hours of the surrounding businesses.

I look forward to hearing back from you.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP- 2020 00743
Date: Monday, 2 November, 2020 1:07:00 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

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From: s.22(1)
Sent: Monday, November 02, 2020 12:31 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP- 2020 00743

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

Dear Ms. Hicks,

I am writing about the proposed location of a new cannabis store on 33rd and Mackenzie. I am opposed to this proposal.

This is almost an entirely residential neighbourhood with that corner being the only commercial space. The stores that occupy the corner are open mainly from 9-5 and are appropriate for families and a residential neighbourhood. This store's hours will bring people into the area at all times and immediately change the nature of the neighbourhood.

Please reconsider this location.

Regards.

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP- 2020 00743
Date: Monday, 2 November, 2020 1:07:40 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, November 02, 2020 12:25 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP- 2020 00743

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

Dear Ms. Hicks,

We have received the information on the above-noted development application at 2895 West 33rd avenue.

We are vehemently opposed to it. This is a family neighbourhood that we have lived in now s.22(1) we feel this is a terrible location for a cannabis store.

All the businesses on this corner are small businesses that run during daytime hours only. To have people coming to this block to access this cannabis store 7 days a week and until 11pm seems very unreasonable given the nature of this quiet, family neighbourhood.

There are many places nearby for people to access cannabis should they wish to do so. We do not think that this is an appropriate place for it.

Thank you,
s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP-2020-00743 - feedback from neighbour
Date: Tuesday, 27 October, 2020 12:32:00 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Tuesday, October 27, 2020 12:22 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743 - feedback from neighbour

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Hi Claudia,

Thank you for speaking with me earlier. Here is my emailed commentary:

s.22(1)

s.22(1) The small business strip along Macdonald and 33rd is a beloved community meeting grounds for all including the aged and young children. There are often children walking this little strip - going to the cafes with their families as well as the children's clothing and toy store. Often, s.22(1) walk up to the small grocery store for milk as needed. The strip is nestled in a very residential area with lots of neighbours who deeply appreciate this little safe nook to connect with others. People from Kerrisdale, Dunbar and Arbutus often come to the famous bakeries (Bigsby's and Butter Bakery) as well.

s.22(1) who helps promote community here, I would feel very sad to see a non-government Cannabis store. I know these stores make s.22(1) feel uncomfortable and give them anxiety. I don't think such a store is a good fit for our child and elderly people centered little business strip. Since it is such a small strip, it would have a pronounced negative effect as well.

Please please do not consider this application and help us in our community building that we spend so much effort building!

Thank you greatly,

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP-2020-00743 Development Application Cannabis Retail Store
Date: Monday, 9 November, 2020 7:06:19 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

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From: s.22(1)
Sent: Friday, November 06, 2020 2:45 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743 Development Application Cannabis Retail Store

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To Whom It May Concern:

Regarding the proposed cannabis retail store at 2895 West 33rd Avenue:

I have some very major concerns about a pot store in my residential neighborhood. I feel that there would be a real danger of introducing more crime into our quiet family oriented area. There would be an increase in traffic and noise, which might require the installation of a new traffic light, replacing the four way stop. Parking is already an issue with two cafes, a grocery store, an insurance agency, a florist, and a dental office all requiring parking spaces. I have lived in this neighborhood for many years and have always enjoyed the convenience of these corner stores. We are expecting a daycare to open shortly, almost directly across from this proposed store. Smell from the pot store would not be appreciated drifting into the dental office directly next door. This is a very old building and not well insulated I am sure. Also cannabis customers might assume that there are drugs stored in the dental office, making it an additional risk for Dr. Phillip's business. He has been at that location for over twenty-five years. The proposed hours of operation - 9 am - 11 pm are very concerning, as all stores are closed by 7 pm. To sum up my objections - Crime, traffic, noise, parking, hours of operations, and new daycare opening across the street. There are many available cannabis stores on 41st Avenue, Dunbar Street, and 4th Avenue to serve the customers' needs. Thank you for your consideration.

Sincerely,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP-2020-00743 Wellspring Cannabis
Date: Thursday, 5 November, 2020 11:48:48 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, November 05, 2020 8:03 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743 Wellspring Cannabis

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Claudia,

I have lived in the area of proposed development for s.22(1) so I know the location very well. While I am not opposed to cannabis stores in general, I am opposed to the location Wellspring Cannabis is looking at for their new retail store.

While there is a small strip of commercial businesses at the corner of McKenzie and 33rd Avenue, it is completely surrounded by residential homes. If the proposal was for Dunbar or 41st I would not oppose, but 2895 West 33rd Ave is a quiet area with stores that close around 6:30. Having a cannabis store open until 11:00 pm seven days a week is not in keeping with the spirit of the community of retail businesses or the residential community. Attracting people to this residential neighbourhood late into the evening to purchase mind altering substances is counter to the development of a strong community. (I would have the same feedback if it was a liquor store). In addition there is only one bus line that passes through that area so the customers will predominantly be coming by automobile at these times.

I am strongly opposed to having Wellspring Cannabis open a retail outlet running seven days a week until 11:00pm at this currently proposed location. Dunbar or 41st would be a better location for them. West 10th up by the university also has a lot of retail space opening up. Perhaps they can look there.

Regards,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP-2020-00743 | 2895 West 33rd Avenue
Date: Monday, 2 November, 2020 8:07:15 AM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Thursday, October 29, 2020 7:47 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2020-00743 | 2895 West 33rd Avenue

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

Dear Ms. Hicks,

I hope this email finds you well. I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you in direct opposition of this planned development for a number of reasons.

Firstly, the establishment of a Cannabis store is quite redundant there are multiple stores within the area that I can easily access and have accessed before. Secondly, due in part to the redundancy as well as the fact that the area is populated with older people and young children with families it could be argued that the business case for such an establishment is also underwhelming. The last thing we would want as we navigate these uncertain times are businesses that cannot help the local economy. Thirdly, there are no stores currently that are open to the times that are suggested on this proposal and the increased late night and early morning traffic would be detrimental to the overall well-being of residents in the area. Fourthly, the proximity of this establishment to places of education like school and tutoring facilities create opportunities for underage substance abuse that will not only put our citizens of the future at risk but is highly illegal and will likely promote the shadow economy and reduce taxable revenue as underage buyers solicit contraband.

Ultimately, the development of a cannabis establishment will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding

area. Therefore, I am and I believe many others are in direct opposition to this development in our neighbourhood.

Best Regards,

s.22(1)