

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743 comments  
**Date:** Monday, 9 November, 2020 6:55:32 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 10:33 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Cc: s.22(1) s.22(1)  
Subject: [EXT] DP-2020-00743 comments

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Dear Claudia,

We live s.22(1) from the proposed site of a cannabis retail store. Our address is s.22(1) Vancouver, BC s.22(1)

We received notification and having not seeing a separate comment form online for sharing our views, we are emailing you directly.

The main issues we would like to raise include:

1. Increased traffic (pedestrians and vehicles) 2. Daycare at 33 and Mackenzie 3. Kids bus stops at 33 and Mackenzie (French school catchment) 4. Proposed hours of the store going well beyond the hours of other retailers in that area.

1. Traffic

The city should have traffic statistics on file indicating increases in vehicle volumes at that intersection over the years, due primarily to Blenheim calming measures and densification at 33 and Mackenzie and elsewhere. This proposed retail operation will increase pedestrian traffic, on-street vehicle volumes, use of very limited on-street parking and further volumes at the 4-way stop that has seen increased 'close calls' and accidents in recent years. s.22(1) frequently use this intersection to cross on foot and we have had many close calls with distracted drivers not stopping completely.

The limited parking at the site of the proposed cannabis shop cannot be used safely with the current level of activity let alone with the extra pressure expected if the shop is allowed to proceed. Parking on street causes visibility and line of sight issues, leading to accidents or near misses.

2. Daycare

We are pleased to see the use of the previous 'Little House' site being repurposed for a daycare space, and while traffic increases are also expected, this will be at drop off and pick up times rather than throughout the day.

We also see it as inconsistent to have a daycare adjacent to a cannabis shop. We are worried about loitering, the types of customers the cannabis shop will bring to the area, and exposure of s.22(1) to the clientele who do not live in the area but are lingering at this location to access and use cannabis products.

3. s.22(1) school bus and get dropped off on this corner. We are concerned about their safety at the present time due to the traffic in the area. We would be more concerned about their safety with the introduction of a cannabis store.

4. The proposed late hours and 7 days a week operation of this shop give us the most concern. No other retailer in the area is open beyond 6 pm and it seems inappropriate to allow a cannabis store to operate well beyond these hours in an area more suited for families and lower intensity use. Even the adjacent barber shop is closed on Sundays.

For all of these reasons we oppose the development application and would encourage the city to further collect the views of the community and encourage the business owner to look at other locations.

The nearby higher density commercial areas on 41st (Kerrisdale) and Dunbar seem far more appropriate for this type of operation given the small and family/community-oriented use of the market shops at 33 and Mackenzie and the greater capacity of these other areas to accommodate traffic - both pedestrian and vehicle.

I was hoping to see a comment form but hope this email will suffice in having our views considered and factored into any decisions.

Many thanks,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Monday, 2 November, 2020 4:26:06 PM  
**Attachments:** [image001.png](#)

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**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 3:04 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DP-2020-00743

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Dear Ms. Hicks,

In regards to the Wellspring Cannabis application, I find the hours of operation to be too long. There are no other businesses in this little corner that are open until 11 PM. As a neighbour 1 1/2 blocks away, I find this excessive.

Thank you,

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  
**Date:** Monday, 2 November, 2020 11:20:22 AM

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Claudia Hicks  
Project Coordinator - Development Review Branch  
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-----Original Message-----

From: s.22(1)  
Sent: Monday, November 02, 2020 10:52 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] DP-2020-00743

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Hello Ms. Hicks

My name is s.22(1)

I am writing re: the development application for a Cannabis store on our street.  
While I am not opposed to the legalization of it and stores in the right area, this location is a terrible idea.

This is a quiet, family oriented neighbourhood. The stores that are in this area serve the needs of the local residents and support each other. The addition of this store doesn't fit with this at all.

The hours are of particular concern. To have an outlet like this open until 11 pm is completely inappropriate.  
While I realize this is a retail corner, if you look at the businesses that are there you can see that this does not mesh with the fabric of our neighbourhood corner.

A grocery store  
A flower store  
An insurance shop  
A dentist  
2 bakery/cafes (okay they might do well as a munchie stop) A pet food store A children's clothing store A personal training studio A make up studio

I mean really? This is just absurd. I really hope this does not get approved.

s.22(1)

s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Monday, 2 November, 2020 8:17:13 AM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Saturday, October 31, 2020 9:36 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DP-2020-00743

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Dear Miss. Hicks,

Regarding a notification I received for the proposed development application of a Retail Cannabis Store on 2895 W 33rd Avenue, I strongly oppose this application. Based on that this cannabis store will be too close to a learning facility. There is a Little House Tutoring & Learning Center just across the street on 4895 Mackenzie Street. This learning center has been there for over 20 years, providing tutoring for young kids with learning disabilities. Although it is not a school, it is a very busy learning center, often with four or five kids standing outside waiting for pick-up from their parents. It provides reading & learning for younger kids in the morning and old kids in the afterschool hours. Kids standing outside will have a clear and direct view of the entrance to this shop. I feel this is absolutely a wrong location for a cannabis retail store, and I am sure that there are many parents who feel the same. I strongly urge the City to refuse this application.

Sincerely

s.22(1) neighbourhood resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Monday, 2 November, 2020 7:41:59 AM

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Claudia Hicks  
Project Coordinator - Development Review Branch  
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-----Original Message-----

From: s.22(1)  
Sent: Sunday, November 01, 2020 4:51 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] DP-2020-00743

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Attention: Claudia Hicks

My name is s.22(1) and I am the resident of s.22(1) in Vancouver. It's been brought to my attention that a building permit has been requested for a cannabis retail store which is going to be opening just around the corner from where I live. The development application number is DB 2020 00743.

As a resident of this neighbourhood I am writing in very strong opposition to this cannabis store opening in my neighborhood. I do not want a cannabis store in my neighbourhood I pay a lot of taxes and as a citizen and as a resident it is my right to oppose this application and I hope that you and the city of Vancouver takes this very seriously because not only are my neighbours very and I very upset by this news but we have all collectively decided that we are will to go the extra length to make sure that this does not go through.

I am requesting that you take the neighbours concern regarding this matter seriously and you guys make the right decision and refuse this building permit. I look forward to hearing from you regarding this matter and I would like to be notified of any further progression relating to this building permit. If you would like to contact me directly my phone number is s.22(1)

Thank you,  
s.22(1)  
Thank you,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Thursday, 29 October, 2020 12:28:17 PM  
**Attachments:** [image001.png](#)

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**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 12:17 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DP-2020-00743

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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.

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

Sincerely

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Thursday, 29 October, 2020 8:01:02 AM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Wednesday, October 28, 2020 4:08 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DP-2020-00743

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Hello,

I am writing in regards to the development application of DP-2020-00743 for Wellspring Cannabis. I am hoping that you will not approve the use of the retail space to sell cannabis. The operation is 7 days a week and open til 11pm? None of the businesses around are open that late and most don't open on Sundays. I am worried that the crime rate will increase to this family friendly neighbourhood. If you've driven by the area at 11pm, it's very peaceful and quiet so that families don't need to worry about safety. If this shop is set up, it will draw in more night traffic and families living nearby will not feel safe. I am also worried that the cannabis store can result in the resale value of the homes nearby and harder to sell. Thank you for reading.

Regards,  
s.22(1) Vancouver

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Thursday, 29 October, 2020 8:00:26 AM

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Claudia Hicks  
Project Coordinator - Development Review Branch  
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-----Original Message-----

From: [s.22\(1\)](#)  
Sent: Wednesday, October 28, 2020 4:11 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] DP-2020-00743

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Dear Ms. Hicks,

It was with regret and sadness that I saw the notice development application for 2895 W. 33rd Ave. It is completely inconceivable to me that the landlord let alone the city thinks it is a good idea to put a cannabis store in such a family oriented neighborhood. This neighbourhood is filled the shops that help our families grow and adding a cannabis shop to them doesn't fit with the standards and cleanliness of his lovely area.

This is already a very high traffic area, parking is difficult, many cars have been vandalized by homeowner is not wanting the front of their homes used as all day parking, so what will the shops do now?

Our dentist has been on the corner of 33rd McKenzie for over 25 years, have you not thought about his business? The smell would certainly affect his business as well, let alone any late night revellers believing that a dental office will have something more enticing than a pot shop.

We all know in the neighborhood, that the landlord has been trying to get this corner rezoned for the longest time, and now we see their plan; they are using the city to do their dirty work, allow a cannabis shop to go in, aggravate the tenants from loss of business to the degree of having to move themselves. You're playing into their plan very well.

It is also our understanding that the hours of operation are to be from 9 AM to 11 PM. Do we really need that kind of traffic in this neighborhood? After 8 PM there's nobody around here, it is quiet and sleepy and very sweet. What kind of vagrants will now be coming into the neighborhood? Late at night, no less.

It's a shame that you're considering this, the bigger shame would be if you actually allowed it.

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

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Wednesday, 28 October, 2020 11:29:57 AM

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Claudia Hicks  
Project Coordinator - Development Review Branch  
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-----Original Message-----

From: [s.22\(1\)](#)  
Sent: Wednesday, October 28, 2020 10:17 AM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Cc: Richard P. Harnetty <[rpharnetty@outlook.com](mailto:rpharnetty@outlook.com)>  
Subject: [EXT] DP-2020-00743

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I have no objection to the proposal to establish a Retail Cannabis Store at 2895 West 33rd Ave.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP-2020-00743  
**Date:** Monday, 2 November, 2020 4:26:39 PM

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Claudia Hicks  
Project Coordinator - Development Review Branch  
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-----Original Message-----

From: s.22(1)  
Sent: Monday, November 02, 2020 2:54 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] DP-2020-00743

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---

Hi Ms. Hicks,

I, resident of s.22(1), OPPOSE the setting up of a cannabis store at 2895 West 33rd Ave. It will spoil the quietness, the distinctive characteristic of our neighbourhood, which we cherish so much.

Regards,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP  
**Date:** Monday, 2 November, 2020 8:38:47 AM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

Development, Buildings & Licensing

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**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 2:30 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] DP

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---

[Claudia.hicks@vancouver.ca](mailto:Claudia.hicks@vancouver.ca)

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) 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 o

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] DP2020 - 0743  
**Date:** Monday, 2 November, 2020 8:40:16 AM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 12:10 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DP2020 - 0743

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Dear Ms. Hicks,

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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] DP2020—0743  
**Date:** Monday, 2 November, 2020 8:42:24 AM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

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**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 9:44 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] DP2020—0743

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Dear Ms. Hicks,

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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] Development Application DP-2020-00743  
**Date:** Monday, 9 November, 2020 6:45:14 AM  
**Attachments:** [image001.png](#)

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**From:** s.22(1)  
**Sent:** Sunday, November 08, 2020 10:05 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Development Application DP-2020-00743

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Re: Development application  
2895 West 33rd avenue  
DP-2020-00743

This type of business is not suitable for a family residential neighbourhood. It belongs in a commercial retail zone. This area is predominantly made up of young families, seniors and other responsible adults who are very supportive of our local businesses and are community-minded. A cannabis retail store would not be one that the locals would welcome because it does not contribute anything to our needs and in fact it would be a detriment to the community.

This is a very quiet neighbourhood where people feel safe to walk around both during the daytime and also at night. If the store closes at 11pm it is far too late to have traffic around that intersection and possibly people congregating outside. All of the other businesses in the building close at 6pm at the latest and they all provide a useful service to the community. The location is too close to residential properties and there could be potential for litter and loitering and uncontrolled behaviour, increased noise and traffic especially late at night while residents are asleep.

We would be very concerned about the conduct of patrons and if there are any disturbances in or surrounding the business by cause of the patrons. How would such situations be handled by the operator of the store and how does he/she make good with the surrounding businesses or residential neighbours?

We want to keep our neighbourhood safe for the kids and youth so they can be comfortable in knowing they are in a good place. By having a cannabis retail store right in the midst of us we are sending the wrong message to young children that procuring and using cannabis is condoned by us adults. There are several schools close by and children are often getting on or off the bus or waiting for parents at this intersection after school. Parents need to be assured their kids are not going to be exposed to cannabis users at such an innocent age.

It would be irresponsible of us to allow a cannabis store in the heart of a residential neighbourhood..this type of business is definitely not suitable for the area or this intersection. It is a family neighbourhood and the local residents are not going to benefit from what it has to offer. It does not compliment the other retail businesses or improve the community in any way. If anything, it will detract from the area and can only have a negative impact and difficult to extract if problems ensue in the future. Also, if we allow one cannabis store now, what is to stop another one from being permitted across the street ? And it will become bigger than us...

Our focus as a community is to have a safe and healthy environment for those who live around us, and to provide key services for the local residents. A cannabis retail store is not an enhancement or improvement to the local area. In the long term it could cause other existing businesses to reconsider their location at this intersection and move from here. It would be very disappointing if we lose those businesses that have worked so hard to build up a solid reputation here and which are supported by everyone.

Thank you for listening to our concerns. We hope you will consider these points against the proposed development application. It is certainly not a good fit ! Definitely against it

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development Application for 2895 W. 33rd Ave.  
**Date:** Tuesday, 3 November, 2020 7:36:40 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:** Tuesday, November 03, 2020 7:11 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Development Application for 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,

Our family has lived on s.22(1) and we find the application very disturbing.

The neighbourhood is very quiet with many seniors living here, as well as families.

There are a few retail stores, a dentist and a barber, but they usually are closed by 6 pm.

None are open past 8 pm.

Only 1 or 2 are open on Sunday.

A store with the hours that are mentioned should be on street where there are large numbers of retail stores.

Allowing this application to pass would be extremely detrimental to everyone in our block and could set a precedent for the future when the blocks on either side are redeveloped.

Our family definitely hopes that this application is rejected.

Thank you very much for advising us of the notice.

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development Application: 2895 W. 33rd Ave  
**Date:** Monday, 16 November, 2020 11:49:20 AM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

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**From:** s.22(1)  
**Sent:** Saturday, November 14, 2020 5:26 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Development Application: 2895 W. 33rd Ave

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Dear Ms. Hicks,

I understand the comments were supposed to be in Nov. 9th however I wanted to send this anyway.

I don't believe that a cannabis store is the best option for this location. I am concerned about the type of people it will attract to our neighborhood. There are a lot of young families in this area with very impressionable young children and the question will inevitably come up where they ask what is inside the store you can't see into.

There is also a cannabis store in Kerrisdale already which is not that far away.

It is also close to some school in the area and the location will make it easier for underage students to get the drug illicitly from older friends.

I do not support the approval of this development application.

Sincerely,

s.22(1)

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



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development Permit Application 2020 00743 Wellspring Canada  
**Date:** Monday, 9 November, 2020 7:02:07 AM

---

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Project Coordinator - Development Review Branch  
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-----Original Message-----

From: [s.22\(1\)](#)  
Sent: Friday, November 06, 2020 9:25 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Development Permit Application 2020 00743 Wellspring Canada

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Director of Planning  
City of Vancouver

I wish to express my opposition to DPA 2020 00743 - Wellspring Canada Cannabis Retail dispensary at 2895 West 33rd Avenue, Vancouver.

Cannabis dispensaries are high traffic operations open from 9:00 AM to 11:00 PM seven days per week. 2895 West 33rd is a property within a small shopping area located in a quiet residential neighbourhood. All the shops and businesses at this location close around 5:00 to 6:00 PM every day and only the grocery market is open on Sundays.

It is inappropriate and incompatible to allow a cannabis retail outlet to operate 14 hours per day, every day of the week at this address which is a few meters east of a Family Practice Dentist, and a few meters west of family homes. Across Mackenzie Street is a Children's Clothing and Toy store and directly across 33rd to the south, are more family homes.

High volume shopping areas, such as West Broadway, West 4th Ave, West 10th Ave, Dunbar, and Kerrisdale, are all well served by public transit, and offer locations compatible to the surrounding neighbourhood of stores and businesses.

Please reject this application in consideration for the existing neighbourhood.

Yours truly,  
[s.22\(1\)](#)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development application 2895 W. 33  
**Date:** Wednesday, 4 November, 2020 3:00:15 PM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Wednesday, November 04, 2020 1:39 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Development application 2895 W. 33

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Re: DP2020-0743

Hello Claudia,

I am writing you to oppose the application to change the use of the office at 2895 W. 33 Ave to permit a retail cannabis store. s.22(1) long-time residents of the neighbourhood and we treasure the small commercial area we have at 33rd and Mackenzie. It is very family-oriented and I feel bringing a cannabis operation into our neighbourhood would weaken the community-based nature of the businesses there. As it is now, we have one of the best bakeries in the city in that block, and across the street, a great grocery store that caters to the neighbourhood shopping needs very well. add to that the small cafe on the southwest corner and we have something that we feel is unique – a small-scale community-oriented space within walking distance where we feel comfortable to gather. Parents feel at ease sending their children to the store to pick up groceries or to the bakery for bread. The cafe has outdoor seating and the bakery provides a bench for sitting and enjoying a snack. The cannabis shop would be right next to the bakery.

Our neighborhood is changing, young families are returning and along with them, the sound the children playing outside. There are active community-oriented people who are planting and taking care of corner flower gardens. In the summer it was such a treat to see the kids out there planting and watering along with the Moms. Our sidewalks were covered with pastel chalk art a few months ago in support of health workers. These are all positive changes, encouraging people to feel comfortable and at home on our streets.

By bringing a cannabis operation into what what is beginning to develop here would, we feel, be a huge step back. Such an adult-oriented business, particularly one specializing in drugs, could change the warmth that that been developing here among neighbours and the few businesses that we have. When Covid is making it difficult for all small businesses, bringing a cannabis store in at this time we feel would discourage those businesses that are struggling to provide community services as it has the potential to

change the nature of our shopping area. It would bring more traffic into our community, as I can't imagine many of the families in our neighbourhood would be customers, walking there to buy drugs, as we do now to buy our essentials. Increased traffic the cannabis store would generate would impact us in a negative way. The Moms who planted corner gardens are hopeful that they will not only beautify the neighbourhood but also slow down traffic, which is increasing as the city grows. A cannabis store would be counter to their efforts.

Overall, we feel there would be no benefit to opening a cannabis store and the downside could be damaging. We urge the city to reject the application.

Sincerely,

s.22(1)

Vancouver, BC

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development application 2895 West 33rd Avenue  
**Date:** Monday, 9 November, 2020 6:38:05 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 11:42 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Development application 2895 West 33rd Avenue

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---

Thank you for the notice about the change of the site's existing C-1 zoning.

Our family has lived in our home on s.22(1) This has been a quiet family neighbourhood.

The shops at the intersection of 33rd and Mackenzie have provided services to residents such as a barbershop, bakery, dentist, florist, grocery store, pet food store, insurance office and daycare, among others.

We feel that a cannabis shop would not be a suitable addition to the mix. There is a very nice cannabis shop on Dunbar, 5 minutes away by car across from the liquor store.

Often we feel powerless in the face of changes which affect our lives. We feel very strongly that we do not need a cannabis dispensary at 33rd and Mackenzie. We hope that consideration for our concerns will be taken into account when a decision is made about this rezoning.

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development application DP 2020-00743 | 2895 W. 33rd Avenue  
**Date:** Thursday, 12 November, 2020 7:29:19 AM

---

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

From: s.22(1)  
Sent: Wednesday, November 11, 2020 6:15 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Development application DP 2020-00743 | 2895 W. 33rd Avenue

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---

Hello Claudia,

Apologies for the late email.

I am writing to express my concern about the above development application for a cannabis store in our neighbourhood. We live close to s.22(1) and we have lived in the neighbourhood s.22(1)

This is quiet, family oriented neighbourhood and a cannabis store does not fit with the profile of the neighbourhood or any of the businesses currently at 23rd and Mackenzie. The extended store hours are especially concerning due to the prospect of late night traffic.

s.22(1) and prior to seeing this development application, I was thinking of sending her to the businesses at the corner to pick up bread or other items from the local businesses as she builds her own independence. I would rethink this approach if the application for this cannabis store goes ahead.

If you have any questions, please feel free to contact me.

Thank you for consideration.

Best regards,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development application DP-2020-00743  
**Date:** Monday, 2 November, 2020 7:42:54 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Sunday, November 01, 2020 11:52 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Development application DP-2020-00743

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---

Dear Claudia:

I am writing to oppose the development of 2895 west 33rd avenue to be a retail Cannabis Store.

I am a s.22(1) the neighbourhood daily. I appreciate the quiet residential streets and feel safe that the traffic is not heavy and I have comfort recognizing my neighbours.

I realize that change is inevitable however the corner of 33rd and Mackenzie is a four way intersection where people are encouraged to slow down, drive carefully and watch for pedestrians. The current retail stores are small neighbourhood businesses with reasonable hours. Most of those businesses have foot traffic. The Cannabis retail store would not suit the neighbourhood where several young families walk their children. It is too close to the quiet houses, schools and preschools. In addition the hours do not coincide with the neighbourhood atmosphere. Furthermore there are retail cannabis stores at more appropriate commercial locations in both Dunbar and Kerrisdale.

I have lived in this neighbourhood s.22(1) Please help keep my neighbourhood safe, quiet and residential.

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development application for 2895 West 33rd Ave. DP-2020-00743  
**Date:** Monday, 9 November, 2020 6:59:14 AM

---

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

From: s.22(1)  
Sent: Saturday, November 07, 2020 4:31 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Development application for 2895 West 33rd Ave. DP-2020-00743

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---

Dear Ms. Hicks,

I am writing to voice my opposition to this development application. I have no opposition to cannabis stores in general, but a cannabis store is not appropriate at the location in question, in this family neighborhood with many children. In addition, the opening hours extend far too late into the evening for this neighborhood. (I wish to make it clear, however, that even with reduced operating hours a cannabis store is still inappropriate at this location. )

Thank you.

Kind regards,

s.22(1)





**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Development application for 2895 West 33rd Ave  
**Date:** Monday, 9 November, 2020 5:01:26 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1) **On Behalf Of** s.22(1)

**Sent:** Monday, November 09, 2020 4:54 PM

**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>

**Subject:** [EXT] Development application for 2895 West 33rd Ave

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---

Hi

Re: the opening of a Cannabis Retail store at the above address.

I don't find it appropriate to have such a store in a quiet single-family residential neighbourhood. I would be surprised if there is sufficient walk-in business at this location.

However, I expect most business will be from people driving to this location, so my main concern is the Hours of Operation.

These long hours, going into the late evening, are not tolerable in what is a quiet neighbourhood.

There are more suitable locations on nearby main streets such as West 41<sup>st</sup>, Dunbar, West 25<sup>th</sup>, West 16<sup>th</sup> and Broadway.

Many of these streets have Cannabis stores already.

Please reject this application, or severely reduce its Operating Hours to those similar to nearby businesses.

Thank you

s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Disagree to open cannabis store  
**Date:** Monday, 2 November, 2020 7:45:28 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 4:44 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Disagree to open cannabis store

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---

Hello ,  
we disagree to open the Cannabis store at 2895 W. 33rd Ave.  
Reason:  
There are elementary , middles school nearby , students always walking along the street Not good for health and neighbour 's health .  
We totally disagree.

s.22(1)

Sent from my iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Disapproval on Cannabis retail store's application to change the use  
**Date:** Wednesday, 28 October, 2020 3:11:50 PM

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Good afternoon.  
Notification response.  
Thanks,  
Claudia Hicks  
Project Coordinator - Development Review Branch  
Development, Buildings & Licensing  
604.871.6083

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

From: s.22(1)  
Sent: Wednesday, October 28, 2020 3:10 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Disapproval on Cannabis retail store's application to change the use

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Hi, Ms Hicks

I'm s.22(1) I received development application notice of Cannabis retail store.

Towards this notice, I am opposed to the application of operation from Cannabis Retail store.

The change of operating in the retail store will literally disturb our living and worsen living environment. West 33rd Ave is only one street apart from 35th ave. Change to that dimension of store will attract people to buy, and unavoidably many of them will smoke cannabis just in the streets and walk around. s.22(1) to the smell of cannabis. No one wants the community be filled with disgusting smell of cannabis. Besides, there are many surrounding elementary and secondary schools. How bad is the smell to the children? How serious effects will bring to children?

I am representing for my family members living in s.22(1) We all have disapproval opinions towards the application of Cannabis Retail Store. Please reconsider the decision of development of Cannabis Retail store. Thank you so much!

Best regards,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Dispensary Application for a Cannabis Dispensary at 33rd and Mackenzie  
**Date:** Tuesday, 10 November, 2020 12:22:05 PM

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Project Coordinator - Development Review Branch  
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-----Original Message-----

From: s.22(1)  
Sent: Tuesday, November 10, 2020 11:50 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Dispensary Application for a Cannabis Dispensary at 33rd and Mackenzie

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Dear Ms. Hicks

A cannabis dispensary that is open from 7 - 11 seven days a week in this residential neighbourhood is not a good fit and totally out of character for the neighbourhood.

The family oriented shopping area is very small, clustered around the 4 corners of 33/32 and Mackenzie, a small pocket serving family homes. Businesses close around 5-6, which would leave only the proposed cannabis business open.

Please do not allow this application. Please.

s.22(1)

Vancouver s.22(1)

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] FW: letter  
**Date:** Monday, 9 November, 2020 7:05:30 AM  
**Attachments:** [image001.png](#)

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**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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---

**From:** s.22(1)  
**Sent:** Friday, November 06, 2020 3:53 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] FW: letter

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---

**Re:** proposed Cannabis outlet opening at 2895 West 33<sup>rd</sup> Avenue  
DP-2020-00743

This development application is being proposed in a neighbourhood retail area that is home to two coffee shops one of which is also a bakery, a dentist, a barber, an insurance agency, and a grocery store. It is also an area where a daycare is opening on the northwest corner of 33<sup>rd</sup> and McKenzie. Store hours in this corner complex tend to go as late as 7 PM (grocery store).

1. The proposed cannabis outlet is not a good fit for this location
2. The hours proposed are excessive given that similar outlets in more developed business locations (i.e. one on 4<sup>th</sup> avenue) close earlier
3. I walk to the corner stores – I expect that will not be the case with the cannabis store users which will bring more traffic to the neighbourhood, and at long hours into the night.
4. Many neighbours have coffee at the bakery/coffee shop on the east side of McKenzie and wafting fumes of cannabis will only make this much less attractive, which will have a negative effect on the bakery business. Also, for those of us who patronise the barber next to this proposed store or are patients of the dentist on the opposite side our experience will not be nearly as pleasant.(he is a good dentist!)

5. I need to include one other thought, and that is that parents of children in our area worry about the current traffic conditions and have erected "Slow Down Kids Playing" signs along 32<sup>nd</sup> in the 2700 block - and this without cannabis traffic.

s.22(1)

A grey rectangular box redacting the text in this section.

Vancouver BC

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside  
**Date:** Monday, 2 November, 2020 5:07:05 PM  
**Attachments:** [image001.png](#)

---

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---

**From:** s.22(1)  
**Sent:** Monday, November 02, 2020 5:04 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside

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---

Begin forwarded message:

**Subject: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside**

Hi

Please see subject

s.22(1)  
)

Vancovuer west resident



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside  
**Date:** Monday, 2 November, 2020 5:06:40 PM  
**Attachments:** [image001.png](#)

---

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---

**From:** s.22(1)  
**Sent:** Monday, November 02, 2020 5:04 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside

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---

Begin forwarded message:

**Subject: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside**

Hi

Please see subject

s.22(1)

Vancouver west resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside  
**Date:** Monday, 2 November, 2020 5:06:17 PM  
**Attachments:** [image001.png](#)

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---

**From:** s.22(1)  
**Sent:** Monday, November 02, 2020 5:06 PM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside

**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.

---

Begin forwarded message:

**To:** [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)  
**Subject:** Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside

Hi

Please see subject

s.22(1)

Vancouver west resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside  
**Date:** Monday, 2 November, 2020 5:05:53 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 5:05 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside

**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.

---

Begin forwarded message:

**Subject: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside**

Hi

Please see subject

s.22(1)

Vancouver west resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside  
**Date:** Monday, 2 November, 2020 5:07:40 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 5:03 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Fwd: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside

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---

Begin forwarded message:

**Subject: Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside**

Hi

Please see subject

s.22(1)

Vancouver west resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: Subject: DP-2020-00743 Development Application Cannabis Retail Store  
**Date:** Tuesday, 10 November, 2020 9:45:15 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Monday, November 09, 2020 11:38 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Fwd: Subject: DP-2020-00743 Development Application Cannabis Retail Store

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---

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

**From:** s.22(1)  
**Date:** Mon, Nov 9, 2020 at 11:27 PM  
**Subject:** Subject: DP-2020-00743 Development Application Cannabis Retail Store  
**To:** <[ClaudiaHicks@vancouver.ca](mailto:ClaudiaHicks@vancouver.ca)>

Attention Claudia Hicks

To Whom it May concern

Regarding the proposed cannabis retail store at 2895 west 33rd Ave.

As a long term resident of Mackenzie Heights I would like to voice my opposition to this proposed cannabis retail store.

First, the proposed premise is directly across from residences. The proposed hours of operation are much longer than any other retail stores in the area ( typical hours in the area are 9:00 AM to 6:00 PM. }

I do not feel this is a good neighbourhood for a retail cannabis store. The population is aging and there are a number of empty homes in the area. There are already a number of existing cannabis stores in the West Side of the city that can currently provide easy access to cannabis such as west 41st Avenue, Dunbar Street and West fourth Avenue.

Sincerely,

s.22(1)

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

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

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Fwd: Wellspring Cannabis Application - 33rd Ave and MacKenzie St  
**Date:** Monday, 9 November, 2020 7:13:12 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Friday, November 06, 2020 10:44 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Fwd: Wellspring Cannabis Application - 33rd Ave and MacKenzie St

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---

Dear Ms. Hicks:

I am writing to express my opposition to the above application.

s.22(1) I have been residents of this neighbourhood s.22(1) attended one of the nearby elementary schools and the local high school. We have been regular customers of several of the retail outlets at the intersection for many years - the grocery store and butcher/deli, the barber shop, the insurance agent, the childrens' clothing store. As you know there are also a dental practice, two bakeries, and a florist in the small commercial area. Until recently there was also a preschool / childrens' tutoring centre at 33rd and MacKenzie. There are two parks within three blocks of that same location - one very large, Balaclava, and one small neighbourhood park, Triangle.

There are in fact two elementary schools within 1.5 km of the proposed cannabis outlet, and the local high school is 1.25 km distant. I am in no way reassured by the business applicant's reassurance that they will prevent anyone under the age of 19 from entering their store. I am also concerned by their proposal to be open for

business until 11:00 pm seven days a week; such extended hours of operation would not be consistent with the above mentioned retail services, every one of which closes by 6:00 pm latest.

MacKenzie Heights / Arbutus Ridge is a special, family focused part of the city. There are many more commercial zones that would be more appropriate for yet another Vancouver cannabis outlet. I urge you to deny the application of Wellspring Cannabis.

Yours truly,

s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Hi  
**Date:** Monday, 2 November, 2020 8:55:47 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 10:41 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Hie

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---

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) 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] IMG\_6001.jpeg  
**Date:** Monday, 2 November, 2020 7:45:11 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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---

**From:** s.22(1)  
**Sent:** Saturday, October 31, 2020 2:18 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Cc:** s.22(1)  
**Subject:** [EXT] IMG\_6001.jpeg

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---

Claudia,

Thank you for The notice. I live and s.22(1), Vancouver British Columbia s.22(1), Canada, s.22(1)

I'm not in favour of this development for the following reasons:

- none of the other businesses operate 7 days a week.
- none of the other businesses operate that late till 11pm
- we already have a lot of car break ins from drug addicts looking for spare change and I'm concerned this business may attract more vandals in our neighbourhood
- s.22(1) we are concerned that the customers may detract from our enjoyment
- we already pay a ridiculous amount of property taxes, including the punitive general "school" tax. The last thing we need is a business to ruin the enjoyment of our quiet neighbourhood
- the neighbourhood doesn't need nor want the increased traffic
- cannabis users can easily get cannabis at the retail shop on 3100 block of west Broadway, a major retail corridor

Frankly, I think this is an outrageous proposal and I'm surprised the City needs to consult residents to realize this is not a worthy proposal.

Respectfully,  
s.22(1)

Sent from my iPhone

**NOTICE OF  
DEVELOPMENT APPLICATION**

**2895 West 33<sup>rd</sup> Avenue  
DP-2020-00743**

**CITY OF  
VANCOUVER**

October 23, 2020

ellspring Cannabis has applied to the City of Vancouver for permission to change the use, at the above-noted address, to Cannabis Retail Store, consisting of:


Change of use of approximately 450.0 square feet from Office to a Retail Cannabis Store

Proposed hours of operation: 9 am - 11 pm  
Seven (7) days a week

the site's existing C-1 zoning, the application is "conditional" so it may be permitted. However, it requires the approval of the Director of Planning.

We welcome your written comments on this application **November 9, 2020**.

For more information and updates, visit:  
[vancouver.ca/devapps](https://vancouver.ca/devapps) or scan the attached QR code



Or contact **Claudia Hicks**, Project Coordinator, at  
604.871.6083 or [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Listen to parents of children  
**Date:** Monday, 2 November, 2020 8:56:24 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 10:34 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Listen to parents of children

**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 my iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Listen to parents of teenagers  
**Date:** Thursday, 29 October, 2020 2:24:58 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 2:04 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Listen to parents of teenagers

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---

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) 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] My express my objection to the application for a permit to allow a cannabis store at 33rd and MacKenzie.  
**Date:** Thursday, 5 November, 2020 11:49:12 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 7:48 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] My express my objection to the application for a permit to allow a cannabis store at 33rd and MacKenzie.

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---

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,

s.22(1)



From: [Hicks, Claudia](#)  
To: [Kim, Jennifer \(DBL\)](#)  
Subject: FW: [EXT] My voice regarding 2895 w33 ave DP-2020-00743  
Date: Monday, 9 November, 2020 6:56:04 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: Sunday, November 08, 2020 10:07 AM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] My voice regarding 2895 w33 ave DP-2020-00743

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Hello Claudia,

My family and I live in **s.22(1)** Vancouver. Regarding application of Cannabis Retail store at 2895 w33 Ave Vancouver, Please do not allow a cannabis store to open in a family neighborhood.

This is a residential area, surrounded by families and schools. It is also a school route by lots of kids and families. The fact that there was already a cannabis store on West 41st in Kerrisdale, opened against our wishes. The city needs to do what is right for the community.

Regards

**s.22(1)**



Wellspring Cannabis has applied to the City of Vancouver for permission to change the use, at the above-noted address, to a Cannabis Retail Store, consisting of:

- Change of use of approximately 450.0 square feet from Office to a Retail Cannabis Store
- Proposed hours of operation: 9 am - 11 pm  
Seven (7) days a week

Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **November 9, 2020**.

For more information and updates, visit:  
**[vancouver.ca/devapps](http://vancouver.ca/devapps)** or scan the attached QR code:



Or contact **Claudia Hicks**, Project Coordinator, at  
**604.871.6083** or **[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)**

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] NO to Rezoning at 2895 West 33rd Avenue DP-2020-00743  
**Date:** Thursday, 29 October, 2020 12:10:40 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 11:36 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] NO to Rezoning at 2895 West 33rd Avenue DP-2020-00743

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---

Dear City of Vancouver Director of Planning and Project Coordinators,

We completely oppose the proposed development of a Cannabis Retail Store in our community.

We are a residential neighborhood 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 neighborhood 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,

Yours

s.22(1)

s.22(1)

Local Vancouver Resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] NO to Rezoning at 2895 West 33rd Avenue DP-2020-00743  
**Date:** Wednesday, 28 October, 2020 12:00:13 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1) ]  
**Sent:** Wednesday, October 28, 2020 11:57 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] NO to Rezoning at 2895 West 33rd Avenue DP-2020-00743

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---

Dear City of Vancouver Director of Planning and Project Coordinators,

We completely oppose the proposed development of a Cannabis Retail Store in our community.

We are a residential neighborhood 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 neighborhood 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.

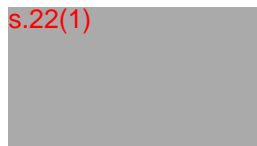
We are strongly against this development, and are disappointed in the City's lack of

consideration for its residents.

Sincerely,

Yours

s.22(1)



/ Local Vancouver Resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] NO to Rezoning at 2895 West 33rd Avenue DP-2020-00743  
**Date:** Wednesday, 28 October, 2020 8:24:26 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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---

**From:** s.22(1)  
**Sent:** Tuesday, October 27, 2020 10:35 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] NO to Rezoning at 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 of Vancouver Director of Planning and Project Coordinators,

**We completely oppose the proposed development of a Cannabis Retail Store in our community.**

We are a residential neighbourhood primarily consisting of 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 that cater to a general audience in the commercial area located around 33<sup>rd</sup> Avenue. Thus, there is no reason that the existing office-zoned space should be converted to retail.

Furthermore, we are extremely disappointed in the lack of accessible, prior consultation.

For most residents, the notice dated Oct. 23, 2020 was not delivered until Oct. 27 or later, yet the period for commenting ends by Nov. 9. Only accepting written comments through electronic means is difficult for those who do not have computer access. Given the City's poor track record with listening to its residents, it appears that you are again intentionally making it inaccessible for the public to contribute their views. For every person who submits a comment, there are many who intend to but are unable to do so.

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

Sincerely,

s.22(1)

Local Vancouver Resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] NO to Rezoning at 2895 West 33rd Avenue DP-2020-00743  
**Date:** Monday, 2 November, 2020 8:41:20 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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---

**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 11:35 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] NO to Rezoning at 2895 West 33rd Avenue DP-2020-00743

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---

Dear City of Vancouver Director of Planning and Project Coordinators,

**We completely oppose the proposed development of a Cannabis Retail Store in our community.**

We are a residential neighbourhood primarily consisting of 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 that cater to a general audience in the commercial area located around 33<sup>rd</sup> Avenue. Thus, there is no reason that the existing office-zoned space should be converted to retail.



Furthermore, we are extremely disappointed in the lack of accessible, prior consultation.

For most residents, the notice dated Oct. 23, 2020 was not delivered until Oct. 27 or later, yet the period for commenting ends by Nov. 9. Only accepting written comments through electronic means is difficult for those who do not have computer access. Given the City's poor track record with listening to its residents, it appears that you are again intentionally making it inaccessible for the public to contribute their views. For every person who submits a comment, there are many who intend to but are unable to do so.

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

Sincerely,

s.22(1)

Local Vancouver Resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] No to Rezoning at 2895 West 33rd Avenue DP-2020-00743  
**Date:** Wednesday, 28 October, 2020 8:21:24 AM  
**Attachments:** [image001.png](#)

---

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

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

604.871.6083



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**From:** s.22(1)  
**Sent:** Wednesday, October 28, 2020 6:55 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] No to Rezoning at 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 of Vancouver Director of Planning and Project Coordinators,

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

---

发自我的iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] No! to rezoning at 2895 West 33rd Ave DP-2020-00743  
**Date:** Thursday, 29 October, 2020 7:55:56 AM  
**Attachments:** [image001.png](#)

---

Good morning Jennifer – as below - 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 8:43 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] No! to rezoning at 2895 West 33rd Ave DP-2020-00743

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Dear Claudia,

We are very sad to hear the above news, and strongly against the proposed development of a Cannabis Retail store in our neighbourhood.

As a residential family with young children in this area, we don't think it is suitable to have a Cannabis store nearby. The 33rd & Mackenzie intersection has already been a heavy traffic crossroad. Also there are some schools, daycares and parks nearby. Sale of cannabis products is a high-risk operation that may bring crime and disrupts safety. The ridiculously late hours of operation will ruin the neighbourhood peace and decrease the quality of everyone's living.

There are already sufficient retail service in the commercial area located around 33rd Ave. We are not happy to accept your planning to convert the existing office-zone to retail.

We completely oppose this development, and are very disappointed in the city's lack of consideration for its residents,

Sincerely,  
s.22(1)

A neighbourhood resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Notice of Development Application , 2805 West 33 rd , DP- 2020 -00743  
**Date:** Wednesday, 28 October, 2020 8:26:07 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 8:46 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Notice of Development Application , 2805 West 33 rd , DP- 2020 -00743

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I am not against the use of this space for Wellspring Cannabis but am definitely against the proposed hours of operation . This is a quiet neighborhood with small businesses adjacent to this address to serve the needs of the community during the day . All of the retail spaces in that immediate area are closed at 6:30 pm . I feel that this business should also close at this time . Only selected BC Liquor store have extended hours and these liquor stores with extended hours are on busy commercial corridors .

Please forward my feedback to the proper authorities in the planning department and to Vancouver city councilors . Thank you .

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Notice of Development Application 2895 West 33rd Avenue (DP-2020-00743)  
**Date:** Wednesday, 4 November, 2020 6:02:26 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 5:47 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Notice of Development Application 2895 West 33rd Avenue (DP-2020-00743)

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Hi Claudia,

We recently received the notice of development application for a cannabis retail store in our neighbourhood and would like to voice our concerns. This is a very residential oriented neighbourhood with many young children and very few businesses (except for the few stores on the corner of MacKenzie Street and 33rd Avenue). A strictly adult oriented business such as a cannabis store (especially one that will be open until 11:00 pm, seven days a week) does not fit the nature of this neighbourhood and is not appropriate for such a family oriented, residential neighbourhood. We hope that you will take our concerns into consideration in the review of this application.

Regards,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Notice of Development Application DP-2020-00743  
**Date:** Thursday, 5 November, 2020 11:50:16 AM  
**Attachments:** [image001.png](#)

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**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 8:29 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Notice of Development Application DP-2020-00743

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---

Claudia Hicks  
Project Coordinator

Dear Claudia,

I am writing on behalf s.22(1) in response to the Notice of Development Application DR-2020-00743.

Please have it noted that **we both oppose** this development application.

We are really shocked that the City of Vancouver would even consider this application. This is a residential area and there are so many busy commercial streets that would be more appropriate for this type of business.

While we do have some small family-run businesses (Butter, Bigsby, MacGillycuddy's, Windsor Market), this is a residential neighbourhood full of families with young children (we are one of them). A cannabis store is not appropriate for this neighbourhood.

A cannabis store would also bring more traffic to this area. There is a history of accidents at our four-way intersection and parking is already a problem.

And most importantly, the safety of our neighbourhood would be greatly affected. A cannabis store would bring criminal activity.

Please also inform the Director of Planning of these serious concerns.

Thank you kindly,

s.22(1)

Vancouver, BC s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Notice of Development Application for 2895 West 33rd Avenue.  
**Date:** Tuesday, 10 November, 2020 9:45:46 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 11:11 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>; werner heinrich <whgh1944@icloud.com>  
Subject: [EXT] Notice of Development Application for 2895 West 33rd Avenue.

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---

Dear Ms. Hicks,

I am writing to you in regard to the development application brought forward by Wellspring Cannabis for the above address.

Having lived in this quiet neighborhood for [s.22\(1\)](#) I strongly object to the proposed hours of operation from 9 am - 11 pm, seven days a week, as noted in the application to change the use of the address above.

None of the surrounding businesses operate with such extended hours. Although the MacKenzie Market grocery store is open seven days a week, it has a reasonable closing time of 6:30 pm. I see no reason to allow Wellspring Cannabis to exceed this closing time of 6:30 pm as it would bring more evening traffic and noise into this quiet and calm family neighborhood.

Thank you for the opportunity to address this issue.

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

Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Notice of Development Application  
**Date:** Wednesday, 4 November, 2020 5:10:48 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 3:43 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Notice of Development Application

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---

Dear Claudia Hicks, Project Coordinator,

I am writing on behalf of s.22(1) in response to the notice of a development application re: 2895 West 33 Avenue DP-2020-00743 we received in the mail.

Please have this noted that we are opposed to this development application for a number of reasons. While a small number of businesses currently occupy the three corners of the intersection at MacKenzie and 33rd, this is a residential area with singles, families including small and elementary school age children. A cannabis store is not appropriate in this neighbourhood. These existing stores are closed by very early evening. As well, the grocery, bakery, coffee, insurance office, barber, etc. are all businesses that cater to young and older families, young and senior singles in this neighbourhood.

A cannabis store will increase traffic significantly as it will be a destination outlet bringing into the area outlying clients. There is a history of accidents in this intersection and increased traffic/parking will impose its effect to increase this as well. Presently it is already difficult to find parking on the block s.22(1).

In addition to the above, a cannabis store could potentially affect the safety of the neighbourhood, of our s.22(1) by introducing the potential for criminal activity. It is not suitable or responsible to have a cannabis business operating right across the street and beside residential homes. As well the 9a.m. - 11 p.m. is another whole issue.

We are very concerned and it is extremely disconcerting that the City of Vancouver current councillors

and the current Director of Planning would even entertain this application. There are many commercial areas nearby to be considered. i.e. Dunbar, Broadway, Kerrisdale, A quick scan of current Cannabis store locations do not show a location such as this residential one, but rather downtown, Broadway, 4th Avenue, Granville, etc. all major streets in high traffic areas.

Please consider these concerns seriously.

Sincerely,

s.22(1)

Vancouver BC

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside  
**Date:** Monday, 2 November, 2020 5:08:11 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 5:01 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Object to cannabis store open DP-2020-00743 2895 west 33 avenue in vancouver Westside

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---

Hi

Please see subject

s.22(1)  
Vancouver west resident

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Objection of DP-2020-00743  
**Date:** Monday, 2 November, 2020 7:45:19 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:** Saturday, October 31, 2020 1:46 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Objection of DP-2020-00743

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Hi Claudia,

We are writing to you to express our objection to the above application, please do not permit a retail cannabis store in our neighborhood for the following reasons:

1. Loss of Neighborhood Character:

Our neighborhood is highly residential, a few shops we have here are already adequately serving the needs of this small community. A cannabis retail store only attracts mostly clients from other communities, their traffics and the associated behavioral patterns will definitely destroy the character of this quiet and pristine neighborhood.

2. Infrastructure Gap:

Our neighborhood is only equipped with low traffic infrastructure for a small community population. A cannabis retail store if approved will eventually require infrastructure upgrades that this community is not prepared to pay for. The anticipated traffic will create chaos and unwelcome problems when shoppers are competing for

limited spaces in the business area. We strongly recommend that this cannabis retail store to be allowed in an existing commercial zone like Kerrisdale on 41st avenue.

### 3. Loss of Property Values:

We pride our neighborhood as quiet, beautiful and natural. A cannabis retail store moving into this neighborhood will negatively impact this image and thus causes the property values in this community to decrease. Since our homes are our biggest investment, we are very concerned!

Thank you very much for your consideration, we hope the decision is not to permit the application.

Sincerely,

s.22(1)

Vancouver.

---

[avg.com]

Virus-free. [www.avg.com](http://www.avg.com) [avg.com]

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Objection to Cannabis store  
**Date:** Monday, 2 November, 2020 8:06:46 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 7:03 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Objection to Cannabis store

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---

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) 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] Objection to DP-2020-00743 (2895 West 33rd Ave) application for change of use from office to cannabis retail.  
**Date:** Monday, 9 November, 2020 7:04:41 AM  
**Attachments:** [image001.png](#)

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**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 5:40 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Objection to DP-2020-00743 (2895 West 33rd Ave) application for change of use from office to cannabis retail.

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---

Dear Claudia Hicks,

We live s.22(1) and strongly object to the DP-2020-00743 (2895 West 33rd Ave) application for change of use from office to cannabis retail.

My family is strongly opposed to a Cannabis store, open 7 days a week until 11:00pm in our neighbourhood. The neighbourhood is a very quiet area with a mainly single family homes, number of good schools, and parks. The shops at 33rd Avenue and Mackenzie include; "Bigsby's Bakeshop", "Windsor Market", Barbershop, Dentist, Insurance Agency, Flower Shop, Children's Clothing, "Little School House" for tutoring kids(next door to Windsor Market, until COVID), etc..

etc., None of the shops are open past 6:30pm. A Cannabis store, open 7 days a week until 11:00pm is not suitable in the neighbourhood. The increased traffic at all hours,



is a safety concern - during the day a number of children attending Kerrisdale school are walking in the area and late at night would be a pedestrian safety concern, and a noise nuisance.

A number of Cannabis Shops are already operating nearby, such as Dunbar and 18th Avenue (near the liquor store), 41st Avenue and Arbutus, etc., which are commercial areas, much more suitable for this type of shop.

Please reject this application.

Thank you for your consideration.

Sincerely,

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] Objection to Open a Cannabis Store at W.33 & Mackenzie St.  
**Date:** Monday, 2 November, 2020 8:50:44 AM

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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 12:04 AM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Objection to Open a Cannabis Store at W.33 & Mackenzie St.

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---

Hi,

I am writing this email to oppose the plan of opening the subject store. It shouldn't be located in a quiet residential area like this neighborhood. Thank you for your attention and kind understanding.

Best regards,

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

Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Objection to open the Cannabis store at W 33rd Ave  
**Date:** Monday, 2 November, 2020 7:43:51 AM

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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 10:10 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Objection to open the Cannabis store at W 33rd Ave

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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\(1\)](#)

Sent from my iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Objection to the Cannabis Store opening  
**Date:** Monday, 2 November, 2020 8:51:07 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 11:42 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Objection to the Cannabis Store opening

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---

Hello,

We strongly object to the store opening at 2895 W 33<sup>rd</sup> Ave. The area nearby has many elementary and secondary schools with many students walking around.

Opening a Cannabis Store at the said address will have significant potential negative impacts to the school students behavior, It will also impact the daily life of the neighbor as majority of the people living around never want to be addicted to Cannabis.

We totally disagree with such store opening, we want to have a green environment without Cannabis!

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Objections from the public  
**Date:** Thursday, 29 October, 2020 2:03:23 PM

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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 1:23 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Objections from the public

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---

Hi Hicks,

Good afternoon! I have seen the Notice of development application (Application No. DP-2020-00743). We are writing to protest against changing the use of a retail store at 2895 W33rd Avenue to a new Cannabis Retail Store.

It is highly inappropriate to open a cannabis store intersection of block. This location is close to a few elementary schools, secondary school, children's playgrounds, facilities visited daily and parks. we often pass by here for a walk with children. As parents and community residents, we hope the appeal will be dismissed to keep our community children as safe and friendly place as ever.

I look forward to hearing from you. Thanks!

Sincerely

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

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opinion of the 2895 W 33 Ave Cannabis Development Plan  
**Date:** Monday, 2 November, 2020 8:39:41 AM

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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 1:04 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Opinion of the 2895 W 33 Ave Cannabis Development Plan

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Hello Ms. Hicks,

I hope this email finds you well. I, s.22(1), am a resident, living in s.22(1). 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.

Sincerely  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose 2895 W33rd Ave Cannabis Store - DP-2020-00743  
**Date:** Monday, 2 November, 2020 7:44:01 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 9:07 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose 2895 W33rd Ave 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.

---

Hello Madam Hicks,

I strongly oppose the subject project.

This is a residential area, surrounded by families and schools. It is also a school route by thousands of families.

Your consideration is greatly appreciated.

Sincerely,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose 2895 W33rd Ave Cannabis retail store  
**Date:** Monday, 2 November, 2020 1:22:50 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 1:22 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose 2895 W33rd Ave Cannabis retail store

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---

Hi, Claudia,

I am sincerely opposing not to open a Cannabis retail store at 2895 W33rd Ave.

This is a residential area and is a family friendly neighbor, surrounded by families and schools. It is also a school route by thousands of families.

The fact that there was already a Cannabis store on West 41st right across from Elm park, opened against our wishes, is outrageous. The city needs to do what is right for the community and its taxpayers. Absolutely No for opening a new Cannabis store!!!

Please let our voices to be heard. Thanks.

s.22(1)

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



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose 2895 W33rd development applications  
**Date:** Monday, 2 November, 2020 8:45:03 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 8:42 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Oppose 2895 W33rd development applications

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---

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,

Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose 2895 West 33rd Ave DP-2020-00743 Cannabis retail shop  
**Date:** Wednesday, 4 November, 2020 3:03:40 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:** Wednesday, November 04, 2020 11:43 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose 2895 West 33rd Ave DP-2020-00743 Cannabis retail shop

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---

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 (on 41st ave west and 17th ave west close to Dunbar) 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] Oppose 2895 w 33 R&D Ave  
**Date:** Monday, 2 November, 2020 11:19:00 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 02, 2020 11:12 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose 2895 w 33 R&D Ave

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---

Oppose 2895 west 33 rd Ave Cannabis Store-DP-2020-00743

Hello Madam Hicks,

I strongly oppose the subject project.  
This is a residential area,surrounded by  
families and schools.  
Your consideration is greatly  
appreciated.

Sincerely,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose 2895 w33rd Ave development application  
**Date:** Monday, 2 November, 2020 8:59:44 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 8:59 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Oppose 2895 w33rd Ave development application

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---

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\(1\)](#)

Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose 2895 west 33 rd Ave Cannabis Store-DP-2020-00743  
**Date:** Monday, 2 November, 2020 1:08:21 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 11:24 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose 2895 west 33 rd Ave Cannabis Store-DP-2020-00743

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---

Hello Madam Hicks,

I strongly oppose the subject project.  
This is a residential area, surrounded by families and schools.  
Your consideration is greatly appreciated.

Sincerely,

s.22(1)

发自我的iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose DP-2020-00743 Cannabis retail store at 2895 W33rd AVE  
**Date:** Monday, 2 November, 2020 9:54:10 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 02, 2020 9:41 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose DP-2020-00743 Cannabis retail store at 2895 W33rd AVE

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---

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)

Vancouver



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose cannabis retail at 2895 West 33rd Avenue DP-2020-00743  
**Date:** Wednesday, 28 October, 2020 8:23:54 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, October 27, 2020 10:54 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Oppose cannabis retail at 2895 West 33rd Avenue DP-2020-00743

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---

Dear City of Vancouver Director of Planning and Project Coordinators,

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

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose cannabis store at MacKenzie & 33rd  
**Date:** Thursday, 5 November, 2020 1:20:02 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, November 05, 2020 12:51 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Oppose cannabis store at MacKenzie & 33rd

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---

Dear Ms. Hicks,

I am writing regarding the cannabis store application at 33rd. & MacKenzie. s.22(1) deeply opposed to this store opening in our residential area. It is inappropriate and not welcome in a family neighbourhood. We kindly ask you to reject the application.

Sincerely,

s.22(1)

Vanc.BC

s.22(1)

Sent from my iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose development application at 2895 West 33rd Ave  
**Date:** Tuesday, 3 November, 2020 9:11:53 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:** Tuesday, November 03, 2020 9:04 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Cc:** 'Ross Gurney' <ross@rwgsportmanagement.com>  
**Subject:** [EXT] Oppose development application at 2895 West 33rd Ave

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---

I write to the purpose of opposing the development application of a Cannabis retail location at 2895 West 33<sup>rd</sup>.

This is a residential area. \$3M-\$6M dollar homes are literally 30 feet across the street. Families and children live in the area. This is a community. Regardless of the cannabis being legal, we don't need this in our neighbourhood. If it has to be located somewhere it should be in a retail dominant location. To have it literally in our front yard is absurd. The proposed hours of operation are 9am-11pm 7 days a week. No business in the neighbourhood has those hours. The potential for traffic and loitering increases substantial. We don't need this in our neighbourhood! I vehemently oppose to this development application.

s.22(1)

A grey rectangular box redacting the signature of the sender.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose to the cannabis store  
**Date:** Wednesday, 28 October, 2020 8:26:35 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:** Tuesday, October 27, 2020 7:28 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose to the cannabis store

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---

To whom it may concern,  
I am the resident on s.22(1) I have received a notice about the application of a private cannabis on 2895 West 33rd Ave and Mackenzie street. I would like to express my strong opposition to this application. Mackenzie is known as a safe and family oriented community made by many family with children. This cannabis store will intrude this peaceful neighbourhood. Please hear our voice. Thank you very much.

Best regards,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose: 2895 W 33rd Ave. DP- 2020-00743  
**Date:** Monday, 9 November, 2020 6:43:55 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 11:22 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>; Law, Andrea <andrea.law@vancouver.ca>; Adcock, Jessie <Jessie.Adcock@vancouver.ca>; sadhu.johston@vancouver.ca; Johnston, Sadhu <Sadhu.Johnston@vancouver.ca>; Stewart, K <K.Stewart@vancouver.ca>; Carr, Adriane <Adriane.Carr@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>  
**Subject:** [EXT] Oppose: 2895 W 33rd Ave. DP- 2020-00743

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---

Dear Trusted Vancouver City Leadership team,

Since s.22(1) have lived safely and happily on MacKenzie St. s.22(1) W. 33rd Ave. The wish for this ever after is the reason we chose here.

We are strongly opposed to this application to introduce access to, and sale of, cannabis right across the street from our home. We emphasize this proposal is not in keeping with the small number of retail services that cater to the majority of residents and this plan will negatively impact our very safe, charming, and special community in Mackenzie Heights.

We respectfully suggest this application be denied and/or relocated to a space on a main traffic thoroughfare like Dunbar, W. 41st or Arbutus for Wellspring; planned in an area of the city that is commercial and does not have family homes adjacent and directly across the street.

Mackenzie Heights is a very quiet, picturesque, and predominantly young family (RS-5 zoned) neighborhood with long-time seniors: proud Vancouver-ites residing. The vend of cannabis

and the hours proposed from 9:00am to 11:00pm are extremely unconventional, very worrisome to us, and present many potential-likely inevitable-impacts that are not welcome here: noise and increased traffic late at night, intoxicated 19+ loitering around, increased risk of break-ins, thefts, home invasions, and other crimes.

The potential for under age access immediately after purchase from a 19+ outside the business and subsequent exposure to even younger children given the close proximity to parks a few blocks away is a significant safety concern not to be overlooked.

The shops on the single C1 zoned 4800 block on Mackenzie St are all non-smoking establishments and all but one closes their doors by 4:00pm; Mackenzie Heights market closing at 6:30pm and 6:00pm on Sundays. The businesses here provide essential services that meet the needs of the majority of our local community: a grocer, a butcher, deli, catering of prepared meals, pet supplies, a florist, a children's consignment clothing shop, and 2 bakeries (catering to after school moms who bring small children for a cookie or cupcake or families picking up bread, the best chicken pot pie, a birthday cake or taking their grandparents for tea), Autoplan insurance, a barbershop and a dentist. Many neighbours know each other and the shop owners by name.

Our neighbourhood is revered for the strong community feel we have. A throwback iconic little village a kin to a former era, a simpler time, and a hallmark narrative we believe is critically important to preserve in our beautiful city. There are very few limited retail spaces along only a single "village" block of C-1 zoning and the existing stores we have here are a perfect fit for this quaint, idilic neighbourhood. The business in this proposal is not.

The addition of a cannabis store here is counter intuitive and does not reflect this community at all. For the cannabis users, there is Antheum 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 and Vapes are also not far. There is really no need to crowd this small, quiet neighbourhood with another cannabis store.

Families and seniors are already under stress, many dealing with ongoing physical and mental health issues due to Covid 19. Approval of this application will most certainly put additional and unnecessary stress and risk upon our quiet neighbourhood.

Please protect us by not approving this application across the street from our home.

Thank you for your careful consideration.

Yours sincerely,

s.22(1)





**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose: 2895 West 33rd Avenue - DP-2020-00743  
**Date:** Tuesday, 3 November, 2020 7:37:03 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 1:44 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose: 2895 West 33rd Avenue - DP-2020-00743

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---

Dear Claudia,

s.22(1) 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 Dunar 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)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Oppose: 2895 West 33rd Avenue - DP-2020-00743  
**Date:** Monday, 9 November, 2020 7:23:16 AM  
**Attachments:** [image001.png](#)

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**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 8:32 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Oppose: 2895 West 33rd Avenue - DP-2020-00743

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---

Dear Claudia,

Since s.22(1) have lived safely and happily on MacKenzie Street s.22(1) W. 33rd Ave. The wish for ever after, is why we chose to buy here.

We are strongly opposed to an application that would introduce the access to, and sale of, cannabis. We believe it is not in keeping with the small number of retail services that cater to the majority of residents and it will negatively impact our very charming, special community here in Mackenzie Heights. We respectfully suggest another block with a space on a main thoroughfares like Dunbar, W. 41st or Arbutus for Wellspring where the block is commercial without homes directly across the street.

This is a very quiet, predominantly young family oriented, long-time senior resident neighbourhood. The vend of cannibus and the hours proposed from 9:00am to 11:00pm are extremely worrisome to us and present potential impacts: noise, increased traffic late at night, intoxicated 19+ loitering around, an



increased risk of break-ins, theft, home invasions, other crimes, and potential for under age access immediately after purchase from a 19+ outside the door.

Majority of shops on 4800 block Mackenzie close by 4:30-5:00pm and the businesses here provide services to meet the needs of the majority of our treasured community during business day: grocer, butcher, healthy deli prepared meals, pet supplies, florist, children's consignment clothing, bakery/dining (catering to after school moms who bring small children for a cookie or cupcake or families picking up a birthday cake or taking their grandmother for tea), car/home insurance, a barbershop and a dentist. Many neighbours know each other and the shop owners by name.

Our neighbourhood is revered for the strong community feel we have. It is extremely quiet, with many young families. There are very few limited retail spaces along a single "village" block and the existing stores fit perfectly in the neighbourhood. The addition of a cannabis store does not reflect this community at all. For the cannabis users, there are Antheum 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 and Vapes are also not far. There is really no need to crowd this small neighbourhood with another cannabis store.

Families and seniors are already under stress, many dealing with mental health issues due to covid 19. This will put unnecessarily add additional stress and concern.

Thank you for your consideration.

s.22(1)

A grey rectangular box redacting the signature and contact information of the person who wrote the letter.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposing for permission to open up a Cannabis retail store  
**Date:** Monday, 2 November, 2020 4:25:38 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 3:50 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Opposing for permission to open up a Cannabis retail store

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---

Hi Claudia,  
It was nice speaking with you this morning.

I've been living close by to 2895 West 33rd Avenue approximately s.22(1) I recently noticed that there is an application to open up a cannabis store on address above which will be open every day from 9:00 am until 11:00 pm seven days a week.

I am writing this email to kindly ask for not to give permission to this change.

This is a family oriented neighbourhood. There is a school and a park close to this address. Almost all the other stores in that block are catering to families with young kids. I believe that having a Cannabis store that is open 7 days a week until 11:00 pm will make a big change in a our neighbourhood. Children often go to the corner stores located around this specific address for buying cookies, candies, etc.. by themselves. I am afraid having a Cannabis store in this family oriented neighbourhood would affect these young children. They will be exposed to Cannabis related products at such an early age. Sometimes they aren't even accompanied by adults who can teach them what these products are all about.

Other than that, this change would increase the traffic (noise, parking related challenges) and would bring all different kinds of people from other neighbourhoods .

I feel strongly that this neighbourhood is not the right neighbourhood for a Cannabis store. Therefore, I decided to write this email and inform you that I am opposing this change.

Regards,  
s.22(1)

Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposing on establishing a cannabis store in the area of Mackenzie and W 33rd Ave  
**Date:** Monday, 2 November, 2020 7:44:14 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 7:58 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Opposing on establishing a cannabis store in the area of Mackenzie and W 33rd Ave

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---

Dear Ms. Hicks,

Greetings!

I am a resident in the area of Mackenzie Street and W 33rd Avenue and I am writing to you to oppose the development in a new cannabis store in our neighborhood.

Firstly, it is totally unnecessary to establish a new one since multiple stores are easily accessed nearby.

Secondly, this particular area is populated with a community of families consisting seniors and young children and it could be inadequate for the business. Additionally, it won't benefit the local economy during this pandemic.

Furthermore, there are no stores currently operating at the proposed time, and the late night and early morning traffic would be detrimental to the residents in the particular area.

Moreover, for an establishment to locate in an area filled with schools and tutoring facilities could create negative influence for the underaged as well as not promoting the economy and would reduce tax revenue as underage buyers demands contraband.

I believe it is perhaps not a well-thought idea to establish a new cannabis store in our neighborhood and it would fail to achieve the desired benefits by the entrepreneurs as well as harm the surroundings.

Thus, I am opposed for this development in our neighborhood.

Sincerely,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposing proposed cannabis shop at 2895 W 33  
**Date:** Monday, 2 November, 2020 7:41:40 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Sunday, November 01, 2020 6:16 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Opposing proposed cannabis shop at 2895 W 33

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---

Dear Claudia:

We are sending this email to state our opposition to the proposed cannabis shop on W 33 Ave for the following reasons:

- Quiet residential neighbourhood with a family presence, this business does not benefit or fit the character of the area.
- Small commercial corner that should not support the sale of cannabis or alcohol.
- There have been incidents in other areas where cannabis enterprises have broken into and may attract more crime to the area.
- These business belong in main stream commercial areas. The businesses in this small area are designed to provide services to the local residents.

Please include our concerns with all others.

Warm regards

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposition of Cannababis Store in Mackenzie Area  
**Date:** Monday, 2 November, 2020 7:31:27 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Monday, November 02, 2020 7:30 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Opposition of Cannababis Store in Mackenzie Area

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---

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 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 in such an establishment is also underwhelming. Thirdly, 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)

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposition to 2895 West 33rd Ave (DP-2020-00743)  
**Date:** Monday, 2 November, 2020 7:41:30 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Sunday, November 01, 2020 7:04 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Opposition to 2895 West 33rd Ave (DP-2020-00743)

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---

Hello Claudia,

I am writing to voice my opposition to the proposed Cannabis Retail Store.

The reasons are:

- The proposed location is in the middle of a quiet residential neighborhood, having a cannabis store open 7 days a week until 11pm does not fit into this neighborhood
- Another cannabis store, Atheneum Cannabis, is located 1.5km away. We do not need another cannabis store so near by
- The proposed location is 400m from Balaclava park. Drug use in Balaclava park will increase with a cannabis store nearby
- The proposed location is 800m from Kerrisdale Elementary school. This is far to close.

Thank you

s.22(1)

Vancouver, BC



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposition to Cannabis Store (33rd & MacKenzie)  
**Date:** Monday, 2 November, 2020 8:54:15 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 10:52 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. This type of establishment is certainly not the type of use in C-1 zoning that we envision for our neighbourhood.

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: [EXT] Opposition to DP-2020-00743 2895 West 33rd Avenue  
**Date:** Tuesday, 10 November, 2020 9:46:24 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Monday, November 09, 2020 11:01 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Opposition to DP-2020-00743 2895 West 33rd Avenue

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---

Dear Claudia Hicks and the City of Vancouver Director of Planning,

I'm writing to express my strong opposition to Development Application DP-2020-00743, by Wellspring Cannabis, for 2895 West 33rd Avenue.

Firstly, the proposed hours of operation for Wellspring Cannabis (9am-11pm, 7 days a week) are egregiously out of line with the current businesses in the area - which generally operate from 10am-3/6pm(at the latest), usually 4-5 days a week. There is even a note on the door of one of the businesses in which the owner apologizes for being closed two days a week, as she expresses that she would like to maintain an appropriate work/home life balance. The area's established businesses are small, locally owned, family businesses or sole proprietorships consisting of a boutique bakery, a small breakfast/lunch cafe, a cute little pet store owned by a lovely lady, a quaint second hand clothing store, a small "corner" food market, a barber shop, a tiny florist, and a few transitory businesses that have turned over in recent years. The current small businesses suit the low key, low density, family feel of the neighbourhood - with schools and parks nearby. This is an area frequented by families and young children. The retail space recently vacated by a long time, local family run tutoring business is being filled by a day care. A cannabis store and its clientele would differ greatly from the clientele of, and the services provided by, the current businesses located at the corner of 33rd and Mackenzie. The present-day business are a welcome part of the local community - they service the proximate community's needs and support the surrounding community in various ways. The current

businesses are frequented by the surrounding neighbourhood community. A cannabis store open seven days a week from 9am-11pm in the middle of a residential neighbourhood would likely attract customers from beyond the proximate community, and at hours which are not desirable in such a residential area. This type of business enterprise would be much better suited to a higher traffic, commercial area with other businesses with similar hours of operation.

I strongly object to the Development Application and hope that the City of Vancouver, Director of Planning, takes the needs and wishes of the surrounding community into account when making its decision.

Regards,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposition to Notice of Development Application for 2895 West 33rd Avenue  
**Date:** Tuesday, 10 November, 2020 9:48:02 AM

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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 6:47 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Opposition to Notice of Development Application for 2895 West 33rd Avenue

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---

Dear Ms. Hicks,

[s.22\(1\)](#) are in the Mackenzie Heights area, and received a Notice of Development Application for 2895 West 33rd Avenue, for a Cannabis Retail Store.

We are extremely opposed to this application and would like to express our concern with this proposal. This is a mostly residential neighbourhood with small local businesses at the corner of West 33rd and Mackenzie. Included in these stores are a grocery store, barber shop, and a couple of bakeries which my children like to go to, so we frequent these stores with them, to support our local businesses. A cannabis retail store is not something that we are comfortable with in this residential area filled with young families, and is very much out of place amongst these other stores. Moreover, the local elementary school is only six blocks away.

Vaping, smoking/eating cannabis products, drug use, are all things that we would like to educate our kids about, and it is important that they learn about the harmful effects that they can have. Having the kids walk past a cannabis retail store, potentially seeing customers using the products nearby, while they are going to the bakery next door for a cookie treat, is not something that we are comfortable with. We feel that it would be irresponsible for the City of Vancouver to allow this type of retail store in this neighbourhood filled with families with young children.

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

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposition to Wellspring Cannabis in Neighborhood (DP-2020-00743)  
**Date:** Monday, 2 November, 2020 7:42:37 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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---

**From:** s.22(1)  
**Sent:** Sunday, November 01, 2020 1:15 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Cc:** s.22(1)  
**Subject:** [EXT] Opposition to Wellspring Cannabis in Neighborhood (DP-2020-00743)

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---

Hello Claudia,

We'd like to voice our opposition to the planned Wellspring Cannabis store in our neighborhood.

We received a card in the mail advising of the potential development application DP-2020-00743.

Please let us know what we can do to try and stop this application?  
It is unnecessary and will cause harm to the residential neighborhood.

Thank You,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Opposition to building Cannabis Retail Store on Mackenzie Street  
**Date:** Monday, 2 November, 2020 8:19:04 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 3:10 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Opposition to building Cannabis Retail Store on Mackenzie Street

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---

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)

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

Vancouver

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Please DO NOT set up a Cannabis retail store on 33rd and Mckenzie  
**Date:** Monday, 2 November, 2020 8:47:14 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 12:52 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Cc:** s.22(1)  
**Subject:** [EXT] Please DO NOT set up a Cannabis retail store on 33rd and Mckenzie

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---

Hi Claudia,

We live near 36<sup>th</sup> and Mackenzie and we are shocked to hear that a Cannabis retail store is being considered in our neighborhood. I urge you to reconsider as this is residential neighborhood with many kids, and should not be exploited for the commercial gain of an alternative lifestyle store. Protecting kids is more important than making money.

I thank you for your attention and hope you will listen to the overwhelming disapproval of many residents nearby of such of store in our neighborhood.

Have a great Friday!

Sincerely,  
s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Please Stop!  
**Date:** Monday, 2 November, 2020 9:01:23 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 10:04 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Please Stop!

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---

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)  
Vancouver

发自我的iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Please reject the Cannabis store application at 2895 W33rd Ave  
**Date:** Monday, 2 November, 2020 8:51:57 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 11:19 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Please reject the Cannabis store application at 2895 W33rd Ave

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---

Dear Claudia

In response to the letter we recieved today asking for comments on the Cannabis store at 2895 W33rd Ave. I ask the city to say "No" to this application.

This location is too close to the residential area. s.22(1)  
the purposed the location. This is too close s.22(1)  
s.22(1) youth' health and safty, also to prevent the illicit activities in relation to cannabis, please reject this  
pot shop application. We do not want the Cannabis store in this neighbourhood. Please say no, please!

Thanks you very much!

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Please, No cannabis store on 2895 W33rd Ave  
**Date:** Thursday, 29 October, 2020 2:24:37 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 2:19 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Please, No cannabis store on 2895 W33rd Ave

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Dear Ms Hicks,,

My name is s.22(1) and I am a resident of Makenzie Height community. Nice to meet you through email.

I saw a letter today asking for comments about opening a Cannabis store on 2895 W33 Ave. On behalf of my family, I would like to say "No" to the Cannabis store. My heart was broken when I saw the recent news about the over-dose death has climbed record high in recent months, especially among children. s.22(1) I wouldn't feel safe if this store is in my neighborhood.

This location they chose is too close to the residential area - less 100m s.22(1) I think Such store should be placed at least 1km away from residential area.

Please, I beg you, do not approve the Cannabis store on 2895 W 33 Ave. I can't describe how sad I am when I see the letter, and how much I worried about s.22(1) The children's are young and precious. They should live in a more safe and Cannabis free environment.

Thanks for your time and consideration.

Best,  
s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Proposed Cannabis retail 33rd & McKenzie  
**Date:** Monday, 2 November, 2020 7:54:18 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 6:35 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Proposed Cannabis retail 33rd & McKenzie

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---

As a resident of this neighbourhood I'm strongly opposed to the opening of a cannabis retail store in this location. Please advise as to what steps we should take to express our opposition to this change.

s.22(1)



Vancouver BC

s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Proposed Cannabis store at W. 33rd and MacKenzie  
**Date:** Monday, 2 November, 2020 7:43:33 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 10:40 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Proposed Cannabis store at W. 33rd and MacKenzie

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Good morning;

One of my neighbours informs me that there is a proposal for a change of operation to permit for a cannabis store to operate 7 day a week between the hours of 9 am and 11 pm. I am informed that you are the project coordinator at the City for this proposal.

Allow me to express my strong opposition to any such proposal. The "commercial" district of MacKenzie Heights (those businesses located within the first block of the intersection at W. 33rd and MacKenzie are all businesses that operate during 'normal' business hours. This 'commercial district' sits in the middle of what is solidly a residential neighbourhood. The shops there now are florists, a bakery/cafe, a small grocery store/butcher shop, a second bakery/tea shop, a barber shop, and, if memory serves, and insurance broker, someone who does upholstery, and, until the pandemic, a tutoring agency.

This is not the location people come until late at night to get recreational substances, nor should it be. There are plenty of cannabis stores in Vancouver. Most are along the more commercial hubs of the City, as they should be. There is absolutely no need to have one in the middle of a residential neighbourhood where no other businesses are operating at such hours.

It is far more sensible to keep the cannabis stores that want to have operational hours into late night being located proximate to other commercial areas permitting for such use already.

There is no sensible reason to transition this small commercial 'corner store' area with the addition of such a business operating during those hours.

Thank you for your consideration.

Regards,

s.22(1)

Resident of the neighbourhood.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Proposed cannabis store DP-2020-00743  
**Date:** Monday, 9 November, 2020 7:21:25 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: Friday, November 06, 2020 9:50 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Proposed cannabis store DP-2020-00743

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Dear Ms Hicks,

I am writing to register my opposition to the proposed Cannabis Retail Store on West 33rd Avenue.

Given the amount of "traffic" precipitated by such a store, not to mention the overly long hours of operation requested, I feel it is an unfair imposition to those living in the area.

Sincerely,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Proposed cannabis store at 33rd and MacKenzie  
**Date:** Monday, 2 November, 2020 5:08:34 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 4:54 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Proposed cannabis store at 33rd and MacKenzie

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---

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,

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



Vancouver, BC

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Protest against proposed cannabis store  
**Date:** Monday, 2 November, 2020 7:44:47 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 4:29 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Protest against proposed cannabis store

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---

Good afternoon Ms Hicks,

I am writing to protest the proposed cannabis store in my neighborhood (application NO. DP-2020-00743).

Our neighborhood is quiet and family friendly and there are many young kids living in this area. We are doing our best to preserve the safe and positive environment for our community. The location is inappropriate for a cannabis store in that first, the location is very close to a playground and an off-leash dog park, which dramatically increases the opportunity for children and dogs to get exposed to cannabis. I have already seen some cannabis product packages littered around the playground and I do wish we could keep our neighborhood clean and drug free. Second, it is in the heart of the residential area, the late opening hours will bring disturbances and potential safety problems. Thirdly, there are already several other cannabis stores close by and I really don't see it necessary to open up another one.

Please reconsider this application and keep our neighborhood safe, healthy and kids friendly.

Many thanks,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re Notice of Application DP-202-00743  
**Date:** Monday, 2 November, 2020 8:11:33 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 10:43 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Re Notice of Application DP-202-00743

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Hi Claudia,

I am a resident at s.22(1) Vancouver and we received the this Notice Of Application for the Wellspring Cannabis at 2895 West 33rd Ave.

The notice says the city welcomes our written comments but they do give an address or who to write to. So I'm sending you my comments as your name was on the notice.

My objection is to the hours of operations.

The stores at 33rd and Mackenzie are all closed by 6 pm or before.  
Staying open to 11pm in a quiet residential neighbour is not in keeping with the rest of the businesses or the area.

Please let me know if you want me to send my objection to someone else and if so at what address.

Thank-you

s.22(1)



Vancouver BC

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re proposed cannabis retail dispenser west 33rd  
**Date:** Monday, 2 November, 2020 8:16:42 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 8:54 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Re proposed cannabis retail dispenser west 33rd

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---

Dear Claudia Hicks

We were made aware of this proposal recently and wish to express our objection to its approval. We have lived s.22(1) in this area and s.22(1) s.22(1). There are many viewpoints on the cannabis issue and we subscribe to the view that cannabis can be an "on-ramp" for eventual addictive and semi addictive substance abuse. Because of this belief s.22(1) we object to the "convenience store" idea of locating close to families and youth and do not object to more traditional locations that offer some buffer to easy access for our youth and young career folks in the community. Irrespective of whether you subscribe to our views, there were many very good reasons why cannabis possession and usage was (and is in many parts of the world ) illegal in this country and the reasons don't disappear merely because the paradigm shifts and the general sentiment shifts the legality of the substance and it's use, in many cases for reasons beyond the risks and impacts but more in spite of those reasons.

Respectfully

s.22(1)

Vancouver BC  
s.22(1)

# NOTICE OF DEVELOPMENT APPLICATION

2895 West 33<sup>rd</sup> Avenue  
DP-2020-00743



October 23, 2020

Wellspring Cannabis has applied to the City of Vancouver for permission to change the use, at the above-noted address, to a Cannabis Retail Store, consisting of:

- Change of use of approximately 450.0 square feet from Office to a Retail Cannabis Store
- Proposed hours of operation: 9 am - 11 pm  
Seven (7) days a week

Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by **November 9, 2020**.

For more information and updates, visit:  
[vancouver.ca/devapps](https://vancouver.ca/devapps) or scan the attached QR code:



Or contact **Claudia Hicks**, Project Coordinator, at  
**604.871.6083** or [claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re proposed retail cannabis store at 2895 West 33rd Ave  
**Date:** Thursday, 29 October, 2020 7:59:49 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 4:14 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Re proposed retail cannabis store at 2895 West 33rd Ave

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---

To whom it may concern

I would like to voice my opinion on this matter : I am dead-set against this proposal.

Regards

s.22(1)

ancouver, BC s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re: 2895 W 33rd ave  
**Date:** Monday, 2 November, 2020 8:08:24 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: Thursday, October 29, 2020 8:04 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Re: 2895 W 33rd ave

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---

Hi Claudia,

I am homeowner on s.22(1) and 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] Re: 2895 W 33rd cannabis store application  
**Date:** Monday, 16 November, 2020 11:48:45 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 15, 2020 1:16 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Re: 2895 W 33rd cannabis store application

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---

Dear Ms. Hicks,

I have lived in Mackenzie Heights s.22(1) The area where this cannabis store would like to open is a family oriented and residential neighbour hood with elementary and high schools not too far away. There are a few businesses there but most close by 6 pm or earlier. A cannabis store is not needed here as there is already one in kerrisdale near 41st and Larch that is about 5 minutes away by car. The city does not need to give teenagers another opportunity to buy marijuana. We all know that they will use fake id's or get friends of legal age to purchase it for them.

Even though marijuana has been legalized, scientific and medical data have confirmed the harmful effects that marijuana has on teens and long term users. It affects brain development in young users and cause long term damage on lungs over regular usage.

There are many licensed cannabis stores in this city, too many in my opinion, and another one in this quiet neighbour hood is not needed.

Thank you.

s.22(1)

Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re: Automatic reply: [EXT] Proposed Cannabis store at W. 33rd and MacKenzie  
**Date:** Monday, 2 November, 2020 7:43:12 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 10:47 AM  
**To:** Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
**Subject:** [EXT] Re: Automatic reply: [EXT] Proposed Cannabis store at W. 33rd and MacKenzie

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---

Ms. Hicks;

Apologies for the second email. It occurs to me to elaborate - I appreciate that cannabis stores are legal. While I'm not particularly keen to have one in the neighbourhood, nor do I think it necessary for there to be one there since there are already numerous stores not far from that locale, the bigger issue is their proposed late night hours of operation.

s.22(1)

On Sun, Nov 1, 2020 at 10:40 AM Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)> wrote:

Thank you for your email. I'm currently out of the office and will return on Monday November 2, 2020. For urgent matters please contact Mary Tuiza at 604-873-7772; otherwise, I'll respond to your email when I return.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re: [EXT] Re:DP-2020-00743  
**Date:** Tuesday, 3 November, 2020 7:37:20 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 9:36 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Re: [EXT] Re:DP-2020-00743

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---

Thank you for reply, I live on s.22(1) near the location for the Cannabis store. So please reject the application!

Thank you!

s.22(1)

Sent from my iPad

> On Nov 2, 2020, at 9:02 AM, Hicks, Claudia <claudia.hicks@vancouver.ca> wrote:

>

> Hi s.22(1),

> Thank you for your comments. They will be considered as part of this application's review.

> 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 9:57 PM

> To: Hicks, Claudia <claudia.hicks@vancouver.ca>

> Subject: [EXT] Re:DP-2020-00743

>

>

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>

>

> Hi Claudia,

>

> My name is s.22(1) I received Notice of Development Application for the above number in our neighbourhood, 2895 West 33rd Avenue, to open a Cannabis Retail Store.

>

> My family is strongly against the idea. Mackenzie Heights is a very nice quiet area with a number of good schools, families with young kids and regular people. We work hard to have quality life here and do not think that a Cannabis store, open 7 days a week until 11:00pm is suitable in the neighbourhood.

>

> Please reject this application.

>

> Thank you for your consideration.

>

> Sincere,

>

> s.22(1)

>

> Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re: [EXT] Wellspring Cannabis  
**Date:** Monday, 16 November, 2020 12:07:52 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, November 12, 2020 8:37 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] Re: [EXT] Wellspring Cannabis

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---

Thank you very much.

When will we know whether this proposal is approved or not?

Thank you,  
[s.22\(1\)](#)

On Nov 2, 2020, at 8:45 AM, Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)> wrote:

Hi [s.22\(1\)](#)  
Thank you for your comments. They will be considered as part of this application's review.  
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 8:46 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Wellspring Cannabis

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---

Dear Claudia,

I received the notice of development application for 2895 West 33rd for Wellspring Cannabis.

I live s.22(1) of this address, and I would not like to see a Cannabis shop in this area. This area is a residential area where many young families with children of all ages live. A cannabis shop would not suit this area, as many children walk home from school or visit the grocery store right across the street from where this cannabis shop is proposed. It would not be healthy to have young children constantly being exposed to this kind of shop and the merchandise it sells.

s.22(1) would walk by the shop everyday coming home from school, and I would not like them to be exposed to a cannabis shop nearly everyday. s.22(1) are impressionable, and like to experiment with new things, but I would not like them to have this experience with cannabis.

Please reconsider this application, and I would very much like to see the proposal of a cannabis shop declined in this area.

Best regards,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Re:DP-2020-00743  
**Date:** Monday, 2 November, 2020 9:02:56 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 9:57 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Re:DP-2020-00743

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---

Hi Claudia,

My name is s.22(1) and I received Notice of Development Application for the above number in our neighbourhood, 2895 West 33rd Avenue, to open a Cannabis Retail Store.

My family is strongly against the idea. Mackenzie Heights is a very nice quiet area with a number of good schools, families with young kids and regular people. We work hard to have quality life here and do not think that a Cannabis store, open 7 days a week until 11:00pm is suitable in the neighbourhood.

Please reject this application.

Thank you for your consideration.

Sincere,

s.22(1)

Sent from my iPad

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Rejection of Cannabis Application at 2895 W33rd Ave  
**Date:** Monday, 9 November, 2020 11:44:26 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 9:35 AM  
**To:** So, Mandy <mandy.so@vancouver.ca>; Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Rejection of Cannabis Application at 2895 W33rd Ave

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s.22(1) moved here because of Prince of Wales high school and Collingwood Junior school and easy commuting to UBC. Many professionals from UBC or people working or studying in UBC live in this area. Right across the proposed site lived many seniors and professionals and dogs walking is a familiar scene by many in this neighbourhood. Many are long terms residents and the shops are also well known to locals. Most people either know each other or faces are familiar.

McKenzie Height is a little village with a few essential services of a grocery store and a tutorial service for school children, a coffee shop, a tea house, a dentist, an insurance agent , a barber and a florist. A cannabis store is not an essential service to this particular area and takes away the limited service space on McKenzie Heights. The impact of a drug dealing facility till the late hours of 11pm breaks the beautiful silence and tint the pristine, atmosphere and land this neighbourhood unsafe. This will have a huge impact on our children and students and the life of ordinary families. It requires the understanding of the decision makers to realise and help to eliminate the fear and anxiety created by this cannabis proposal. I seek your careful assessments and responsibilities for the stability of people affected and help to preserve the survival of a village atmosphere in McKenzie Heights

The application of this proposal was October 23 and the deadline is November 9 which is rather short notice in view of the drastic change of its impact. I only just came back in time



from a vacation to receive this shocking news. Neighbours on 34 Avenue did not receive this notice.

I kindly ask for the extension of this deadline of November 9th and the full distribution of the notice in the whole of McKenzie Heights area, so residents have enough time to digest and give opinions.

Thank you for your kind co operation.

s.22(1)

Vancouver s.22(1)

[Sent from Yahoo Mail on Android \[go.onelink.me\]](https://go.onelink.me)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Request for Comment: 2895 West 33 Ave, Vancouver BC  
**Date:** Monday, 2 November, 2020 8:35:50 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:** Friday, October 30, 2020 6:06 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Cc:** s.22(1)  
**Subject:** [EXT] Request for Comment: 2895 West 33 Ave, Vancouver BC

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---

Dear Ms Hicks

I am responding in reference to the current application by Wellspring Cannabis for a cannabis retail store located at 2895 West 33 Ave.

I am a member of the neighbourhood at s.22(1). While I can appreciate that cannabis is legalized, I do not think that the conversion of the zoning from office space to retail space to accommodate a cannabis retail store fits with the neighbourhood. The neighbourhood is a family-oriented neighbourhood, and the other retail spaces (the coffee shop and bakery) are better suited. Moreover, the intersection is a four-way stop, and I know from experience that people unfamiliar with the area have a tendency to not expect the four-way stop and do not see it, resulting in dangerous situations. s.22(1)

s.22(1)

s.22(1)

Accordingly, I am concerned that a retail cannabis shop will create more traffic, increase the risk of traffic violations, and further danger to other vehicles and/or pedestrians (adults and children).

Furthermore, parking is already at a premium, and given that that location has few parking spots, customers will need to park on the street surrounding the space. Since it is on the corner,

I foresee people parking at or near the stop sign/intersection, thereby increasing the risk identified above for people running the four-way stop. And since the proposed hours are to 11PM, the risk will even be higher since the area is not that well lit at that time of night.

I am all for entrepreneurs, but strongly feel that this location just is not suited for this type of retail and its associated hours of operations. Accordingly, I would like to express my objection to the conversion of zoning from office to retail space at 2895 West 33 Ave. I thank you for soliciting feedback and comments and can be reached at s.22(1) should you require further clarification from me.

Yours,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Say NO of 2895 west 33th Ave DP-2020-00743 opening cannabis shop  
**Date:** Monday, 2 November, 2020 7:49:26 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 5:30 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Say NO of 2895 west 33th Ave DP-2020-00743 opening cannabis shop

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Hello , I'm the owner of a house s.22(1) I'm very opposed to having a cannabis shop here. It's a very quiet and harmonious neighborhood. There are a lot of schools in the surrounding 2 kilometers, and opening a cannabis shop here will make more children curious when passing by, which will be permanently harmful if smoked by minors. Including children at increased risk of ingesting cannabis foods. I don't want it to affect the kids, including the smell. I don't want this to be a place where future drug addicts will gather and spoil our quiet living environment. Including the increase in crime in the community because of cannabis, which makes us feel unsafe at home.

I hope you will carefully consider our opinion and maintain the peace of our community.

Thank you.

Say NO of 2895 west 33th Ave DP-2020-00743 opening cannabis shop! ! !

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Strongly Against Cannabis retail store at 2895 west 33rd Avenue  
**Date:** Monday, 2 November, 2020 8:01:49 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Saturday, October 31, 2020 12:09 PM  
**To:** s.22(1) Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Strongly Against Cannabis retail store at 2895 west 33rd Avenue

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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] Strongly disagree development application  
**Date:** Monday, 2 November, 2020 8:50:18 AM

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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 12:14 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Cc: [s.22\(1\)](#)  
Subject: [EXT] Strongly disagree development application

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---

I strongly disagree to have a Cannabis Retail Store at 2895 W.33rd Ave.  
DP-2020-00743

Reasons:

- 1) deteriorate the living environment , gang gathering and buying Cannabis, fighting occur and crime will increase
- 2) smoky and smelly around that area when someone smoke the Cannabis
- 3) it is not a good place when children live near Cannabis Store
- 4) due to poor and complicated area after having a Cannabis Store, the house price Around that area will drop as nobody want to live next to the Cannabis Store.

So, I oppose the idea of developing the Cannabis Store at 2895 W.33rd Ave.

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

Sent from my iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Very concern about the cannabis store at 2895 west 33rd Ave  
**Date:** Tuesday, 3 November, 2020 7:41:43 AM

---

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

From: s.22(1)  
Sent: Tuesday, November 03, 2020 7:38 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Very concern about the cannabis store at 2895 west 33rd Ave

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Hi Claudia

This is s.22(1) from Rainbow Angels childcare, we have a signed lease contract in 4895 Mackenzie street, just opposite of the 2895 West 33rd Ave, and we just start to process our application for a new daycare, so we are very worry about if there is a cannabis store just 20 meters away, so please consider about that, thank you!

s.22(1)

Sent from my iPhone



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Vida  
**Date:** Thursday, 29 October, 2020 10:08:26 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 9:59 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Vida

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---

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.

Sincerely

发自 iPhone 版 Yahoo 邮箱 [\[overview.mail.yahoo.com\]](https://overview.mail.yahoo.com/)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] WELLSPRING CANNABIS APPLICATION  
**Date:** Monday, 2 November, 2020 1:06:37 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Monday, November 02, 2020 12:43 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] WELLSPRING CANNABIS APPLICATION

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---

Hello Claudia,

I visit the West 33<sup>rd</sup> Avenue and Mackenzie Street frequently and am a HUGE fan of Bigsby's Bakehouse.

I am quite distressed there are plans in progress to open a cannabis store in this area.

This is a quiet residential area and a wonderful neighbourhood and I feel this kind of retail business will not be an asset in any way.

Comfortable, welcoming, peaceful neighbourhoods are becoming harder and harder to find because those with lots of money and big ideas bulldoze their way into these areas. I sincerely hope the decision-making team finds it in their hearts to keep these neighbourhoods the way they are. Vancouver needs more of them, not less.

Thank you for your attention. I will keep my fingers crossed.

Sincerely s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] We DO NOT want cannabis store on 2895 W33rd Ave  
**Date:** Monday, 2 November, 2020 9:01:46 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 10:01 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] We DO NOT want cannabis store on 2895 W33rd Ave

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---

Dear Claudia,

We got a notice today regarding the proposed opening a Cannabis store on 2895 W33rd Ave. This news is very shocking and we felt quite hurt.

This neighbourhood has been a peaceful and beautiful place that is safe for the children to play, also safe for the elderly to walk around. With a Cannabis store, this will all change - the smell will be bad, the atmosphere will be much different, and we won't feel safe anymore!

So please, choose somewhere that is further away from residential area for such store, The purposed location is definatley NOT suitable for this store.

Thank you

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] We totally objected cannabis store  
**Date:** Monday, 2 November, 2020 7:45:35 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 4:30 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] We totally objected cannabis store

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---

Hello ,  
we totally object to the store open the at 2895 W. 33rd Ave.  
Reason:  
There are elementary , middles school nearby , students always walking along this school .  
Most of them will be impacted by the store located here. Not good for green environment .  
We totally disagree.

Thanks for supporting.

Neighbour hood

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis 2895 West 33rd Avenue - DP-2020-00743 - support  
**Date:** Monday, 9 November, 2020 6:53:58 AM  
**Attachments:** [image001.png](#)

---

Support letter - thx

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1) [mailto:bigbythebakehouse@shaw.ca]  
**Sent:** Sunday, November 08, 2020 3:35 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Wellspring Cannabis 2895 West 33rd Avenue - DP-2020-00743

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---

Hello, Claudia,

s.22(1) of Bigsby The Bakehouse, 4894 Mackenzie St, in the same strip mall as the proposed Cannabis store. The building is L-shaped, hence the address differences.

We fully support the rezoning initiative of Wellness Cannabis. A cannabis store will contribute to the retail mix of our walkable and bike-rideable neighbourhood.

Mackenzie Heights is a unique neighbourhood. It has a 90 year long history of servicing the community. Cannabis products seem to be in great demand, so we see the store as part of the continuum of community service.

Many residents have expressed concerns about the opening hours for Wellness: closing at 11 p.m. With due diligence, the owners of Wellness applied to maximize their opening potential. Having worked in Mackenzie Heights for over eight years, I guarantee that traffic after 6:00 p.m. will not increase. It is not a destination spot for night-life. The retail spot is small, 450 sq ft. Vancouverites will not be driving to Mackenzie Heights to frequent this cannabis store. It will not be profitable for them to open at night.

Bigsby has a small restaurant attached to the bakery. Our restaurant is now closed because of covid. Prior to the closing of the restaurant, the same people who are concerned about the traffic that might be created by a cannabis store open until 11 p.m. are the ones who pleaded with us to get a liquor license and offer dinner service. We close at 4 p.m.

Cannabis is a new product in the marketplace and misunderstood by many.

Thanks for your consideration,

s.22(1)

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[redacted] [\[avast.com\]](https://www.avast.com) Virus-free. [www.avast.com](https://www.avast.com) [\[avast.com\]](https://www.avast.com)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis  
**Date:** Monday, 16 November, 2020 12:00:55 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: Friday, November 13, 2020 7:20 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Wellspring Cannabis

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Hi Ms. Claudia Hicks,

I am writing as a resident of s.22(1) to oppose the Wellspring Cannabis proposition in our neighborhood. I apologize for the delay in the email, as I had limited access this week. I hope that my thoughts may still be considered in this big decision.

s.22(1)  
s.22(1) run around freely because it was a safe and nurturing space to be children, as we had support from the whole community - neighbors might occasionally join in or catch up with us but would unanimously be looking out for unsafe situations on our behalf.

While I do not stand by the stereotypes of drug users that may exist and understand that opening a cannabis shop means first and foremost potential business to the retail square on 33rd/Mackenzie, I know that many of the residents feel that the client base nevertheless changes the dynamics of the community and therefore how we move through the space with our families. With the uncertainty about who comes and goes on our blocks, there will be likely more apprehension moving through the space freely, which can be especially complicated near Kerrisdale elementary school located a few blocks down from which many children walk home on their own, and ultimately more of a retail/downtown environment rather than the family-oriented neighborhood that we all settled here seeking.

Please consider opposing the Wellspring Cannabis proposition to preserve the residential and family-oriented nature of this area for the young families establishing in this area to raise their children, the older, retired individuals and everyone in between who cherish our quiet sanctuary of a community. Thank you for your time.

Sincerely,



s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis 2895 w 33rd  
**Date:** Monday, 2 November, 2020 7:42:45 AM

---

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

From: s.22(1)  
Sent: Sunday, November 01, 2020 11:38 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Wellspring Cannabis 2895 w 33rd

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---

Hello Claudia

I am writing as a property owner in the neighbourhood of the proposed retail store. I would really like to not see this go ahead for the following reasons, in order of importance;

1-parking. It is a sleepy little area where the few mom and pop businesses, that are great and well supported, that do exist already, struggle with parking. It is a busy 4 way stop that sees numerous accidents as it is, adding in another element of possibly high traffic is definitely a net negative to the situation. There is rarely a spot to park now as it is free residential, or one hour parking all around

2-accessibility. s.22(1) that have proven despite "rules" these stores will sell to anyone. I get weed is legal, but it is still proven very damaging to a developing mind under 25 years old. Making it more difficult to assess rather than plunking it within a few blocks of two major high schools would seem a fair ask. As for the clientele this store may attract besides our kids, likely not as warm as another potential business.

3- questionable landlord. I actually have watched what has happened in that location over the last few years as the location has been empty. s.22(1) have leased the space for art or yoga, one time a pop up store. Those were all great adds to the neighborhood. Since the owners have been denied redevelopment of that block, they have been ruthless. They are trying to charge 3-5 x the rent now than was asked before. It is no surprise that the only store biting is a cannabis store after it's sat empty for 2 years

I appreciate you asking for and hearing my thoughts. I really don't want that type of store in our neighborhood. Hopefully others have weighed in as well and it doesn't fly. I would urge you to come to the location, get a great pastry from the bakery there Bigsby, or Butter, and sit for a minute and watch the flow of people, both on foot, and dealing with that intersection. I think you will appreciate where I am coming from. Call to discuss if you wish.

Thank you Claudia,  
s.22(1)

Sent from my iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis DP-2020-00743  
**Date:** Monday, 2 November, 2020 7:45:44 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 4:11 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Wellspring Cannabis DP-2020-00743

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---

Dear Ms Hicks,

I vehemently object to the application to open a cannabis store at the said location. This is a neighbourhood of young families with young children. The addition of such a store destroys the character of the neighbourhood and invites elements who are detrimental to people who live there. It must not be allowed to happen.

Thank you.

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis  
**Date:** Thursday, 29 October, 2020 1:14:23 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 1:02 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Wellspring Cannabis

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---

Dear Ms Hicks,

re: Wellspring Cannabis DP-2020-00743

s.22(1)

I vehemently object to the application to open a cannabis store at the said location. This is a neighbourhood of young families with young children. The addition of such a store destroys the character of the neighbourhood and invites elements who are detrimental to people who live there. It must not be allowed to happen.

Thank you.

Truly

s.22(1)

Vancouver, BC

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis  
**Date:** Monday, 2 November, 2020 8:46:05 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 8:46 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.

---

Dear Claudia,

I received the notice of development application for 2895 West 33rd for Wellspring Cannabis.

I live s.22(1) this address, and I would not like to see a Cannabis shop in this area. This area is a residential area where many young families with children of all ages live. A cannabis shop would not suit this area, as many children walk home from school or visit the grocery store right across the street from where this cannabis shop is proposed. It would not be healthy to have young children constantly being exposed to this kind of shop and the merchandise it sells.

s.22(1) who would walk by the shop everyday coming home from school, and I would not like them to be exposed to a cannabis shop nearly everyday. s.22(1) impressionable, and like to experiment with new things, but I would not like them to have this experience with cannabis.

Please reconsider this application, and I would very much like to see the proposal of a cannabis shop declined in this area.

Best regards,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis: DP-2020-00743  
**Date:** Monday, 2 November, 2020 7:43:04 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:** Sunday, November 01, 2020 10:50 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Wellspring Cannabis: DP-2020-00743

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---

Hi Claudia,

**It is my sincere hope that you will share the following email with the Director of Planning.**

I **oppose** to having a cannabis retail store at 2895 West 33rd Avenue.

Bellow are the reasons and facts.

. Right across from the street, there is an after-school care facility for grade-school-age kids, two blocks down on the south there is an elementary school. This Cannabis Retail Store will normalize the use of marijuana for children, which will inevitably affect their future growth and attitude towards the use of such drugs. The proposed hours of operation is 9 am - 11 pm Seven days a week, which means that children will be in direct contact with both cannabis and cannabis users at virtually all hours of the day.

. Our neighborhood is a residential and very family-oriented one - a mix of families raising their young children and families of seniors. For a residential area as such, any other kind of retail stores or shops are a lot more

appropriate and welcome than a cannabis/joint store.

. Because it is a residential area, it does not have the capacity to withhold the increasing traffic volume. The bakery shop, Butter, on the corner of 33rd and Mackenzie, which opened several years ago, already caused their patrons to park their cars onto neighboring streets.

Please kindly take into the above mentioned factors when considering the development application. Thank you very much for your time and attention.

Resident of s.22(1)  
s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring Cannabis: DP-2020-00743  
**Date:** Monday, 9 November, 2020 7:23:48 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

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**From:** s.22(1)  
**Sent:** Thursday, November 05, 2020 8:15 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Wellspring Cannabis: DP-2020-00743

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---

Hi Claudia,

I hope this email finds you well. I am a resident who lives close to the proposed cannabis retail store at 2895 W 33rd Ave and am writing to express my concerns. I strongly hope the proposed project will not proceed any further for the following reasons:

1) This is a family oriented neighborhood with many young children who will walk/play/frequent the area in which their exposure to such a retail shop will enable the normalization of marijuana use. This can have an immeasurable effect on their attitude towards cannabis and shape how they use it in the future. Further, children will be exposed directly to this drug on a regular basis by coming in contact with customers who would frequent this shop.

2) The late night hours of operation are extremely concerning; all members of our neighborhood who personally oppose the use of marijuana will be forced to come in contact with it/and those who wish to use marijuana at virtually all hours of the day.

I would really appreciate this email could be taken into consideration before moving forwards with development. Thank you so much for your time.

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring cannabis application  
**Date:** Monday, 2 November, 2020 9:09:44 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 8:54 AM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Wellspring cannabis application

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---

we are writing to express my concern about the application for a cannabis store at 2895 west 33rd avenue. We rarely respond to these types of development applications, but are deeply concerned about the impact of a cannabis store in a quiet residential area surrounded by families and seniors.

The corner of 33rd and Mackenzie has local stores and businesses. Having s.22(1) areas where cannabis stores are located - there is an increase in traffic, people smoking and hanging around the local area. We have s.22(1) who walk by that location every day ( as do we).

Having a cannabis store

In a quiet residential neighborhood makes absolutely no sense. There are many other places that a cannabis store could be - in areas that have existing traffic along a main road or busier shopping locations. The impact of a cannabis store on 2895 west 33rd avenue would be detrimental To the Peaceful nature of the surrounding area.

Thank you for your consideration in this decision.

Sincerely  
s.22(1)

Sent from my iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Wellspring cannabis  
**Date:** Thursday, 29 October, 2020 2:02:54 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, October 29, 2020 1:24 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Wellspring cannabis

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---

Dear Ms Hicks,

re: Wellspring Cannabis DP-2020-00743

I vehemently object to the application to open a cannabis store at the said location. This is a neighbourhood of young families with young children. The addition of such a store destroys the character of the neighbourhood and invites elements who are detrimental to people who live there. It must not be allowed to happen.

Thank you.

Truly,

s.22(1)

Vancouver, BC

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] Zoning Application 2895 West 33rd  
**Date:** Tuesday, 27 October, 2020 2:18:38 PM  
**Attachments:** [image001.png](#)

---

Hello,  
Notification Response as below.  
Thanks

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

*Development, Buildings & Licensing*

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**From:** s.22(1)  
**Sent:** Tuesday, October 27, 2020 12:44 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] Zoning Application 2895 West 33rd

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---

Hi Claudia

As a resident of s.22(1), Vancouver, BC s.22(1) Canada i'd like to voice my support for the zoning application of the new cannabis store being zoned near Mackenzie. I think it will add positive traffic to the area and give businesses such as bigsby's bakery and the mackenzie market as they're core local businesses that always need more support.

Thank you for your time and consideration and I hope to see the zone approved for the dispensary.

All the best

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] : DP-2020-00743 - 2895 West 33rd Avenue - Notice of Development Application  
**Date:** Monday, 2 November, 2020 7:47:15 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 1:17 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] : DP-2020-00743 - 2895 West 33rd Avenue - Notice of Development Application

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---

Dear Ms. Hicks,

I am writing to you to express my concern about rezoning this area for a Retail Cannabis store. The McKenzie Heights area is a quiet family-oriented neighbourhood. This address is within walking distance from Kerrisdale Elementary school and other children facilities. To allow a Cannabis store would destroy the atmosphere and family-friendly feel of this neighborhood. The fact that there is no licensed (alcohol serving) premise anywhere within 1.7 km is a telling sign of what this neighbourhood is about! West 33rd Avenue and McKenzie St is a quiet thoroughfare not conducive for adult entertainment facilities. Let's keep it this way.

Regards,

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

Sent from my iPhone

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

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] against  
**Date:** Monday, 2 November, 2020 8:22:50 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 10:00 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] against

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---

Hello,

I against open Cannabis at 2895 west 33rd ave.

Sincerely

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] development application west 33rd  
**Date:** Thursday, 5 November, 2020 11:47:11 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, November 05, 2020 9:15 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] development application west 33rd

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---

To Claudia Hicks. I received your notice of application for a Cannabis Retail store at 33<sup>rd</sup> and Mackenzie. I don't believe I have a voice to be heard about this application, but will state anyway for the record that I believe that our neighbourhoods should be respected in Vancouver. I feel they are being eroded by development without understanding of the importance of these neighbourhoods. They are places where people meet and get to know each other, and in every major city I have lived in they are important to reduce crime and to feel part of the wider city, particularly for immigrants. Please take your Cannabis Store somewhere else, it is not a corner store. s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] development.application.DP-2020-00743  
**Date:** Monday, 2 November, 2020 7:41:09 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Sunday, November 01, 2020 11:23 PM  
**To:** andrew.wilkinson.MLA@leg.bc.ca; Stewart, Kennedy <Kennedy.Stewart@vancouver.ca>; Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] development.application.DP-2020-00743

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---

Dear Mr. Wilkinson, Mr. Kennedy, and Ms. Hicks,

We wish to register our strongest objection to the proposed development application of a cannabis retail store at 2895 W. 33rd Ave. (DP-2020-00743). This kind of store 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 away.

Second, the proposed business will increase late night and early morning traffic that will be detrimental to the overall well-being of residents in the area.

Third, the proximity of this proposed establishment to places of education like schools and tutoring facilities creates opportunities for underage substance abuse that will not only put our citizens of the future at risk but is also highly illegal.



Here are the distances to the different schools in the area –

Kerrisdale Elementary School -- 6 blocks

Crofton House School – 8 blocks

Kerrisdale Annex – 10 blocks

St. Georges Junior School – 10 blocks

St. Georges Senior School – 13 blocks

Yours truly,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] objection to DP-2020-00743 2895 West 33rd Ave  
**Date:** Tuesday, 3 November, 2020 1:35:05 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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---

**From:** s.22(1)  
**Sent:** Tuesday, November 03, 2020 1:20 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] objection to DP-2020-00743 2895 West 33rd Ave

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---

Hello Claudia – my family lives nearby and strongly objects to the DP-2020-00743 (2895 West 33rd Ave) application for change of use from office to cannabis retail.

A 7 day per week cannabis operation, open late till 11:00 PM, is not suitable for this quiet neighborhood where none of the existing stores (Bakeshop, Windsor Market, Children's Ware, Tutoring, Flower shop) are open past 6:30 PM.

With increased traffic during the day and night we are concerned about pedestrian safety and noise at all hours. Especially safety for the many children walking to and from local schools, after school activities and nearby Balaclava park.

There are several cannabis retail stores located on arterial streets such as Dunbar, 41<sup>st</sup> Avenue, Broadway and 4<sup>th</sup> Avenue. Neither Mackenzie or 33<sup>rd</sup> are arterial streets and we object to a change of use that will certainly bring additional late night traffic to quiet neighborhood streets.

Please reject this application.

s.22(1)

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] objection to DP-2020-00743 2895 West 33rd Ave  
**Date:** Thursday, 5 November, 2020 1:19:10 PM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Thursday, November 05, 2020 1:02 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] objection to DP-2020-00743 2895 West 33rd Ave

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---

Dear Claudia Hicks,

We live s.22(1) and strongly objects to the DP-2020-00743 (2895 West 33rd Ave) application for change of use from office to cannabis retail.

My family is strongly opposed to a Cannabis store, open 7 days a week until 11:00pm in our neighbourhood. The neighbourhood is a very quiet area with a mainly single family homes, number of good schools, and parks. The shops at 33rd Avenue and Mackenzie include; "Bigsby's Bakeshop", "Windsor Market", Barbershop, Dentist, Insurance Agency, Flower Shop, Children's Clothing, "Little School House" for tutoring kids(next door to Windsor Market, until COVID), etc.. None of the shops are open past 6:30pm. A Cannabis store, open 7 days a week until 11:00pm is not suitable in the neighbourhood. The increased traffic at all hours, is a safety concern - during the day a number of children attending Kerrisdale school are walking in the area and late at night would be a pedestrian safety concern, and a noise nuisance.

A number of Cannabis Shops are already operating nearby, such as Dunbar and 18th Avenue (near the liquor store), 41st Avenue and Arbutus, etc., which are commercial areas, much more suitable for this type of shop.

Please reject this application.

Thank you for your consideration.

Sincerely,

s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] opposite the cannabis store at 2895 w 33rd ave.  
**Date:** Monday, 2 November, 2020 8:36:33 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 4:05 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] opposite the cannabis store at 2895 w 33rd ave.

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---

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 express my concerns and opposition to this planned development. Firstly, the establishment of a Cannabis store is quite redundant since there are several stores that are not far away from the community and can be easily accessed.

Secondly, this area is populated with seniors, elders and children, so that it could be argued that the needs for such a store is not necessary and the business will be due underwhelming. Thirdly, around the location there are education like school and tutoring facilities, the establishment of such a store will increase the possibilities for underage substance abuse, which will not only put our citizens of the future at risk.

Finally, the development of a cannabis store will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area.

So, I strongly oppose this development in our neighborhood and hope the City of Vancouver could take my concerns seriously.

Best Regards,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] opposr to 2895 West 33rd Avenue - DP-2020-00743  
**Date:** Monday, 9 November, 2020 7:01:40 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Saturday, November 07, 2020 6:23 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] opposr to 2895 West 33rd Avenue - DP-2020-00743

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---

Hi,

I oppose to the development plan for opening a cannabis retail shop at 2895 w 33 ave. This is absolutely unacceptable for this neighbourhood!

Thanks,

s.22(1)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: [EXT] re DP-2020-00743  
**Date:** Monday, 9 November, 2020 6:48:11 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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**From:** s.22(1)  
**Sent:** Sunday, November 08, 2020 9:30 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] re DP-2020-00743

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---

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

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: development application DP-2020-00743  
**Date:** Monday, 2 November, 2020 8:43:35 AM  
**Attachments:** [image001.png](#)

---

**Claudia Hicks**

**Project Coordinator - Development Review Branch**

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---

**From:** s.22(1)  
**Sent:** Friday, October 30, 2020 8:00 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] development application DP-2020-00743

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---

Dear Claudia,

I would like to register my strong objection to the setting up of a retail cannabis store at 2895 West 33<sup>rd</sup> Avenue.

Regards,

s.22(1)

Vancouver.

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: opposite letter of establishing cannabis store at 2895 west 33rd ave  
**Date:** Monday, 2 November, 2020 8:37:31 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 4:01 PM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Subject:** [EXT] opposite letter of establishing cannabis store at 2895 west 33rd ave

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---

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 express my concerns and opposition to this planned development.

Firstly, the establishment of a Cannabis store is quite redundant since there are several stores that are not far away from the community and can be easily accessed.

Secondly, this area is populated with seniors, elders and children, so that it could be argued that the needs for such a store is not necessary and the business will be due underwhelming.

Thirdly, around the location there are education like school and tutoring facilities, the establishment of such a store will increase the possibilities for underage substance abuse, which will not only put our citizens of the future at risk.

Finally, the development of a cannabis store will not only fail to produce the benefits desired by these entrepreneurs but also cause considerable harm to the surrounding area.

Therefore, I strongly oppose this development in our neighborhood and hope the City of Vancouver could take my concerns seriously.

Best Regards,

s.22(1)



**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: 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)  
**Date:** Monday, 2 November, 2020 8:47:37 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 12:16 AM  
**To:** Hicks, Claudia <claudia.hicks@vancouver.ca>  
**Cc:** 984290243@qq.com  
**Subject:** [EXT] 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)

**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)

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** FW: we disagree to open the Cannabis store  
**Date:** Monday, 2 November, 2020 8:04:59 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 6:43 PM  
To: Hicks, Claudia <[claudia.hicks@vancouver.ca](mailto:claudia.hicks@vancouver.ca)>  
Subject: [EXT] we disagree to open the Cannabis store

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---

Hello ,  
we disagree to open the Cannabis store at 2908 W. 33rd Ave.  
Reason:  
There are elementary , middles school nearby , students always walking along near the street Most of them will be impacted by the store located here. Not good for environment .  
We totally disagree.

发自我的iPhone

**From:** [Hicks, Claudia](#)  
**To:** [Kim, Jennifer \(DBL\)](#)  
**Subject:** RE: [EXT] Objection - DP-2020-000743 - 2895 West 33rd Avenue  
**Date:** Tuesday, 10 November, 2020 9:46:56 AM

---

j

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 10:33 PM  
To: Hicks, Claudia <claudia.hicks@vancouver.ca>  
Subject: [EXT] Objection - DP-2020-000743 - 2895 West 33rd Avenue

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---

Dear Ms. Hicks,

s.22(1) near 33rd Avenue and Mackenzie Street. I'm writing to object to Wellspring Cannabis Development Application, DP-2020-000743 at 2895 West 33rd Avenue.

I think it's a bad idea because it is a suburban neighbourhood with lots of kids in it. I think if we have a cannabis shop there, it would not be good for all of the kids to see people going to buy marijuana and possibly using cannabis products. It also might bring more people to our neighbourhood that don't live here. That concerns me because it would make it a different type of environment than it is now. It's a very different type of store than the other businesses in the area. And it's not appropriate to have a store open for such long hours in an area where people live and would be sleeping while the store is open. It could be loud and disruptive to have traffic and people coming to the store up until 11pm. It's a neighbourhood with houses, not a central business area with stores open all the time.

To conclude, I really don't think that Wellspring Cannabis should be in that location. The space should be used by a much more family friendly business. Thank you for your time and I hope you take my opinion into consideration.

Sincerely,

s.22(1)



**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:

Claudia Hicks  
Planning and Development  
City of Vancouver  
Date:

Ms. Hicks,

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Position

Business and address

s.22(1)

Further Comments:

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**Planning and Development**  
**City of Vancouver**  
**Date:**

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s.22(1)

Position:

s.22(1)

Business and address

Further Comments:

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Planning and Development  
City of Vancouver  
Date:

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Regards,

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

*We welcome them to our  
neighborhood.*

**Claudia Hicks**  
**Planning and Development**  
**City of Vancouver**  
**Date:**

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Name

Positi

Business and address:

Further Comments:

s.22(1)

s.22(1)

s.22(1)

**Claudia Hicks**  
**Planning and Development**  
**City of Vancouver**  
**Date:**

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

This variance has our full support.

s.22(1)

Rega

Name

Positi

s.22(1)

Business and address:

Further Comments:



## Stop! 2895 W33rd AVE Cannabis retail shop



Oppose 2895 W33rd Ave Cannabis retail store started this petition to Claudia.Hicks (Project cooperato) and

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.

1,264 have signed. Let's get to 1,500!



signed this petition

signed this petition

signed this petition

☒ Please share my name and email address with Oppose 2895 W33rd Ave Cannabis retail store, so that I can receive updates on this campaign and others.

☒ Display my name and comment on this petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You



## Start a petition of your own

This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

## Updates

1,000 supporters

2 months ago

Oppose 2895 W33rd Ave Cannabis retail store started this petition

2 months ago

## Reasons for signing



**s.22(1)** · 2 months ago

The idea of any store open until 11pm in a very quiet residential area where the other handful of small businesses close by 7pm will change the neighbourhood drastically.

5 · [Report](#)



**s.22(1)** · 2 months ago

Not in this neighborhood!

3 · [Report](#)



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On May 15, 2020, Alberta's energy minister announced that the

[Sign the petition](#)

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### BAN dog tethering in Ontario \*NO EXCEPTIONS\* , NO MORE cases like these 14 chained dogs!...

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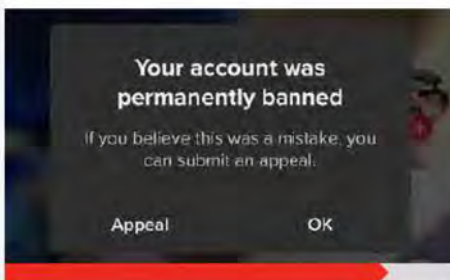
☐ Promoted by 400 supporters



### Drop False Charges Placed on Police Brutality Victim and Hold The Officers Accountable!... [Read](#)

[Sign the petition](#)

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### Change TikTok's Community Guidelines Algorithm

The TikTok algorithm for their

☐ Promoted by 8 supporters



### Combat COVID-19 Pandemic All Together Through WHO, Stop Disinformation And

☐ Promoted by 210 supporters



### Make Toronto's streets safe for bikers and pedestrians

Last week on December 2nd, 23-



community guidelines targets and

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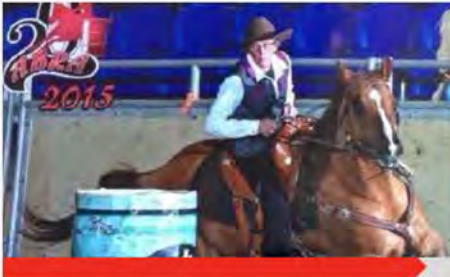
Conspiracy... [Read](#)

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year old Alexandra Amaro was

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### Appeal Draconian 18-Year Sentence of Alberta Abuse Survivor Helen Naslund

We support an appeal of Alberta

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### Restore or increase funding to Independent Distributed Learning Schools in BC

Independent Distributed Learning

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### Stop Michigan from closing Enbridge Line 5 Pipeline

The closing of Enbridge's Line 5 Pipeline will cost thousands of jobs

[Sign the petition](#)

☐ Promoted by 493 supporters



### Allow Massage Therapists to Work Under a Regulated Health Profession

UPDATE: December 22nd, 2020

[Sign the petition](#)

☐ Promoted by 544 supporters



### Make revenge porn a criminal offence in Ireland

Image-based sexual abuse is still not a crime in Ireland. Image-based

[Sign the petition](#)

☐ Promoted by 1,160 supporters



### Takaya's Legacy: Moratorium on Wolf Hunting in BC

The shooting death of British Columbia's famous wolf, Takaya,

[Sign the petition](#)

☐ Promoted by 88 supporters



## Remove Nikita Mazepin From Formula 1

This petition is calling for immediate action from the FIA and all parties involved to remove Nikita Mazepin from his Formula 1 seat. We need

[Sign the petition](#)

☐ Promoted by 2 supporters



## Bring Aion Classic to NA

Aion Classic released in Korea on November 11, 2020. One month into it's release, instead of seeing a demand trend in its population

[Sign the petition](#)

☐ Promoted by 646 supporters



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"God keep our land glorious and FREE!" Thank you  
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@justin Trudeau @liberals for

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