

File No.: 04-1000-20-2021-222

June 9, 2021

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of April 27, 2021 for:

Neighbourhood notification results for 7215 Main Street development permit application (DP-2020-00829). Date range: December 1, 2020 to March 31, 2021.

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

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-222); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

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

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

Encl.

:aa

From: [Profili, Cody](#)
To: s.22(1)
Subject: 7215 Main St (DP-2020-00829) - Response to Public Notification
Date: Sunday, January 17, 2021 11:47:00 AM

Hello s.22(1)

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Regards,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

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

From: s.22(1)
Sent: Saturday, January 16, 2021 12:52 PM
To: Profili, Cody <Cody.Profil@vancouver.ca>
Subject: [EXT] 7215 Main St. development

Hi Cody,

I have received a notice of development letter in the mail for 7215 Main Street. I object this because this is a very peaceful residential area and this development will cause many problems for the local community. For instance, traffic is already very heavy and there is not much space to park so this will be worsened. We also do not want this development to be a negative influence for the youth in the area. There is a liquor store on Fraser Street nearby so if anyone wants to purchase liquor they can just go there. Thanks.

Kind Regards,

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: 7215 Main St (DP-2020-00829) - notification comments
Date: Tuesday, January 19, 2021 11:46:29 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

We are opposed to opening a liquor store at this location in this neighborhood. Our reasons are: 1. This is a family oriented neighborhood with multiple generations of family members in each household. We don't feel safe and secure with having a liquor s.22(1). We don't want a liquor store in the neighborhood. Having a liquor here would change our lifestyle living here drastically for the worse, we would have to secure all our belongings at all times. A liquor store would increase the crime in the area. 2. There is already limited parking at this location for the residents. A liquor store would bring too much foot traffic and parking issues to this area. 3. An elementary school is a block away. Young school children would be forced to walk past a liquor store and its customers on their way home from school. 4. A liquor store is already located at Knight St. and 57th as well as a large flagship BC liquor store at Cambie and 41st. with a large parking lot. There is no need for a liquor store at this location. 5. We do not want liquor store customers to conveniently buy alcohol and go to the Langara golf course park and drink alcohol and become intoxicated by our home. This would increase crime in the neighborhood. 6. There is an existing garbage problem behind these stores in the alley. The garbage blows onto our home garden regularly. Liquor store customers would increase the amount of garbage (cigarette butts, empty beer cans and glass bottles) on the sidewalk boulevard and gardens. There would be an increased trail of garbage from the liquor store to the golf course. Please seriously consider our reasons for our opposition to opening a liquor store at this location and neighborhood. Please NO liquor store. Thank you for your time

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Profili, Cody](#)
To: s.22(1)
Subject: 7215 Main St. DP-2020-00829
Date: Wednesday, February 03, 2021 7:56:00 AM

Hello s.22(1)

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

From: s.22(1)
Sent: Monday, February 1, 2021 11:51 AM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: [EXT] 7215 Main St. DP-2020-00829

Hello,

I would like my strong objection to be recorded for the development application of 7215 Main Street DP-2020-00829 from existing Retail to Liquor Store.

There is no need for an additional liquor store to be located in this residential area when there are already five nearby liquor stores at:

BC Liquor Store - 5555 Cambie St, Vancouver
Liquor Landmark Langara - 551 W. 57th Ave, Vancouver
Marine Gateway Liquor Store - 460 SW Marine Dr, Vancouver
West Coast Liquor Company - 6295 Fraser St, Vancouver
Liquor Mart Knight Street - 1408 E. 57th Ave, Vancouver

Thank you for your attention to this matter and recording my objection to this development application.

Sincerely,
s.22(1)

Email: s.22(1)

From: [Profili, Cody](#)
To: [s.22\(1\)](#)
Subject: 7215 Main Street-DP-2020-00829
Date: Wednesday, February 03, 2021 8:16:00 AM
Attachments: [ref_GL_Liquor Store Guidelines.pdf](#)

Hello,

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision. I have attached the Liquor responded to some of your specific comments and questions in your email below *< in red italics >*.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

From: [s.22\(1\)](#)
Sent: Saturday, January 30, 2021 10:29 PM
To: Profili, Cody <Cody.Profil@vancouver.ca>
Subject: [EXT] 7215 Main Street-DP-2020-00829

Dear Cody Profili,

This is the sixth time the residents of 56th Avenue have appeal the decision to have the existing Retail to Liquor Store.

How many time the city let the same business appeal the same decision that has been rejected by the area residents, that is not to have this location to be turned to a Liquor Store!

We do not have the authority to prevent business' from applying for permits, whether meeting the outright regulations or not, and each application has to be reviewed individually on it's own merits.

There have been three shootings in the area in the pass year. This little complex have enough commercial units that disturbing the peaceful and quiet of the residents in the areas. There is a medical Marijuana store there, thus we can't have the liquor store next to it.

I will note these considerations towards my recommendation, however please note that our current regulations do not include distancing requirements between Liquor and Cannabis uses.

This intersection is the major intersection for kids going to Sexsmith Elementary School, which is only 750m away.

It seems like the city of Vancouver is encouraging smoke marijuana and drinking at

the same time. Come buy some marijuana and liquor just next door, how convenient. This is not the way you teach your kids!

We can not accept a marijuana and a liquor stores just next together in this little commercial unit, which is only 750m from an elementary school!!!

As part of our reviews we do check for proximity to sensitive uses including parks, elementary or secondary schools, community centres and neighbourhood houses, and recognize there are a number of these within the neighbourhood however all known are currently outside the minimum regulated bubble.

We do not approve this liquor store here! This is the "SIXTH" times the residents of 56th Avenue have appeal the decision to have the existing Retail to Liquor Store.

Some of the residents here would like to attend the virtual hearing on February 05th. Please send us the link and the time of the hearing.

At the moment the application is still under review, however we the application will effectively be Refused by the Director of Planning since the application is outside of the Local Shopping Area as required by attached Liquor store guidelines. The meeting for this decision is not open to the public, but since you submitted comment you will be notified when this decision is made.

From that point the applicant has the right to (and likely will) appeal this decision at the BOV (Board of Variance).

- *If this decision is appealed, the BOV will likely go through another notification publicizing the appeal date; or if you haven't heard any word within 45 days after this email informing you of DOP decision, then you can also follow-up with BOV directly to confirm if an appeal has been made (bov@vancouver.ca | 604-873-7723).*
- *Information for the board of Variance process can be found at the website link <https://vancouver.ca/your-government/board-of-variance.aspx>*

If you feel strongly about this proposal, I recommend organizing support for this BOV appeal since all interested parties are given a chance to present their comments, rationale and express their support or objections. This meeting was usually done at an in-person meeting open to the public, but I'm not certain of current Covid procedures so you may want to contact the BOV clerk how to best prepare – I'm presuming by gathering signed letters or petition (including full names and addresses).

Thank you,

Residents of 100 block 56th Avenue

LIQUOR STORE GUIDELINES

Adopted by City Council on November 2, 2004

Amended January 18, 2007, June 6, 2007, January 19, 2010 and May 2, 2018

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1 Application and Intent

These Guidelines are to be used in conjunction with those District Schedules of the Zoning and Development By-law and Official Development Plans which conditionally permit the liquor store use. The guidelines provide direction regarding a range of factors, including location and spacing as well as operational and administrative considerations. The applicant should consider all of these factors in the preparation of their development permit application. City staff will use the guidelines in the assessment of development permit applications for a liquor store, including redevelopment of existing liquor store premises. This assessment will be based on the characteristics of the site and surrounding area and the details of the development proposal. The permitted product range of a liquor store is defined in the Development Permit.

The intent of these Guidelines is to provide reasonable access to liquor stores while minimizing impacts on neighbourhoods.

2 Types of Liquor Stores

2.1 Categorization

There are 3 types of liquor stores, categorized as follows:

- (a) Type 1
 - (i) A store 280 m² (3,000 sq. ft.) gross or less that sells only wine.
- (b) Type 2
 - (i) A store 280 m² (3,000 sq. ft.) gross or less that sells any combination of beer, wine and spirits.
- (c) Type 3
 - (i) A store over 280 m² (3,000 sq. ft.) that sells any combination of beer, wine and spirits.
 - (ii) Type 3 stores may be a maximum of 2,300 m² (25,000 sq. ft.) gross in size.

2.2 Conversion Process

- (a) A Type 1 store with a provincial Independent Wine Store licence may apply to become a Type 2 consistent with Provincial liquor regulations on conversion.

3 Location and Number of Stores

New locations for liquor stores are focussed in certain identified Local Shopping Areas. These Local Shopping Areas come from adopted Community Visions, Local Area Plans, or Council Policy, and are intended to serve the daily needs of residents.

General commercial areas are commercially zoned areas that contain significant retail, but are not Local Shopping Areas because their focus is more on serving employees, tourists, or citywide/regional customers rather than nearby residents.

Local Shopping Areas are shown on the attached map 1, and their boundaries are described in the attached table. Also shown on map 1 are the general boundaries for the Central Broadway and Downtown areas.

3.1 Type 1 Stores

- (a) A maximum of one Type 1 store may locate in any identified Local Shopping Area that:
 - (i) does not have a liquor store of any type; or
 - (ii) has an existing liquor store that is restricted by provincial legislation to the sale of wine only products .

- (b) In the Downtown and Central Broadway areas, where there are no identified Local Shopping Areas, additional Type 1 stores may be located, provided each is 500m or more from any liquor store.
- (c) An existing Type 1 store in a Local Shopping Area may relocate within its Local Shopping Area. An existing Type 1 store that is in a general commercial area may relocate within its general commercial area.
- (d) Existing Type 1 stores may expand up to the 280 m² (3,000 sq. ft.) gross size limit.

3.2 Type 2 Stores

- (a) Existing Type 2 liquor stores may remain in their current locations, or relocate close by (i.e. within the same Local Shopping Area or general commercial area), provided that the new location meets the guidelines as well or better than the previous location.
- (b) Existing Type 2 stores may expand up to the 280 m² (3,000 sq. ft.) gross size limit.

3.3 Type 3 Stores

- (a) Existing Type 3 liquor stores may remain in their current locations, or may relocate close by (i.e. within the same Local Shopping Area or general commercial area), provided that the new location meets the guidelines as well or better than the previous location.

3.4 General

- (a) One store only (of any Type) may be located in new Local Shopping Areas, identified through neighbourhood planning programs. Proposed locations in these emerging Local Shopping Areas will not be considered until these new Local Shopping Areas are defined and approved.
- (b) No additional liquor store of any Type should be located in the Downtown Eastside. Existing stores may expand or relocate within the DTES. Relocation should not result in more than one store in Strathcona, and one in the combined sub-areas of Gastown, Victory Square, Industrial, Chinatown and Thornton Park . Map 2 (attached) shows the DTES and its sub-areas.
- (c) No additional liquor store of any Type should be located within 150 meters of the Granville Street Centreline between West Georgia Street and Drake Street.

3.5 Liquor store located within a grocery store

- (a) Type 1 and Type 2 stores may locate/relocate inside grocery stores that are at least 929 m² (10,000 sq. ft.) in size, provided that doing so does not violate section 3.1 to 3.4 of this guideline.
- (b) The liquor store must be physically separate from the grocery store and fully enclosed. The perimeter shall be designed in such a manner that:
 - (i) View of liquor products, displays, and sampling stations from the grocery store is restricted. Consideration may be given for visual transparency relating to safety of employees and patrons; and
 - (ii) The store can be fully secured during non-liquor store business hours.
- (c) Liquor stores on exterior walls must meet urban design objectives for retail continuity, streetscape character, visual connectivity with the public realm, or similar policies and guidelines to the satisfaction of the Director of Planning.

4 Separation from Family oriented uses

- (a) No liquor store should be located within 150 m of a church, park, elementary or secondary school, community centre or neighbourhood house.

5 Liquor Store Operations

With regard for the primary focus of the business (range of liquor products sold), the following factors will be taken into consideration:

- (a) Hours of operation
- (b) The manageability of the impacts related to:
 - (i) traffic
 - (ii) parking, with particular concern for short term parking
 - (iii) loading, with an applicant provided loading operations plan detailing how and when loading will take place and how large delivery vehicles will be accommodated
- (c) Handling of bottle returns (design and operation)

6 Process and Administrative Considerations

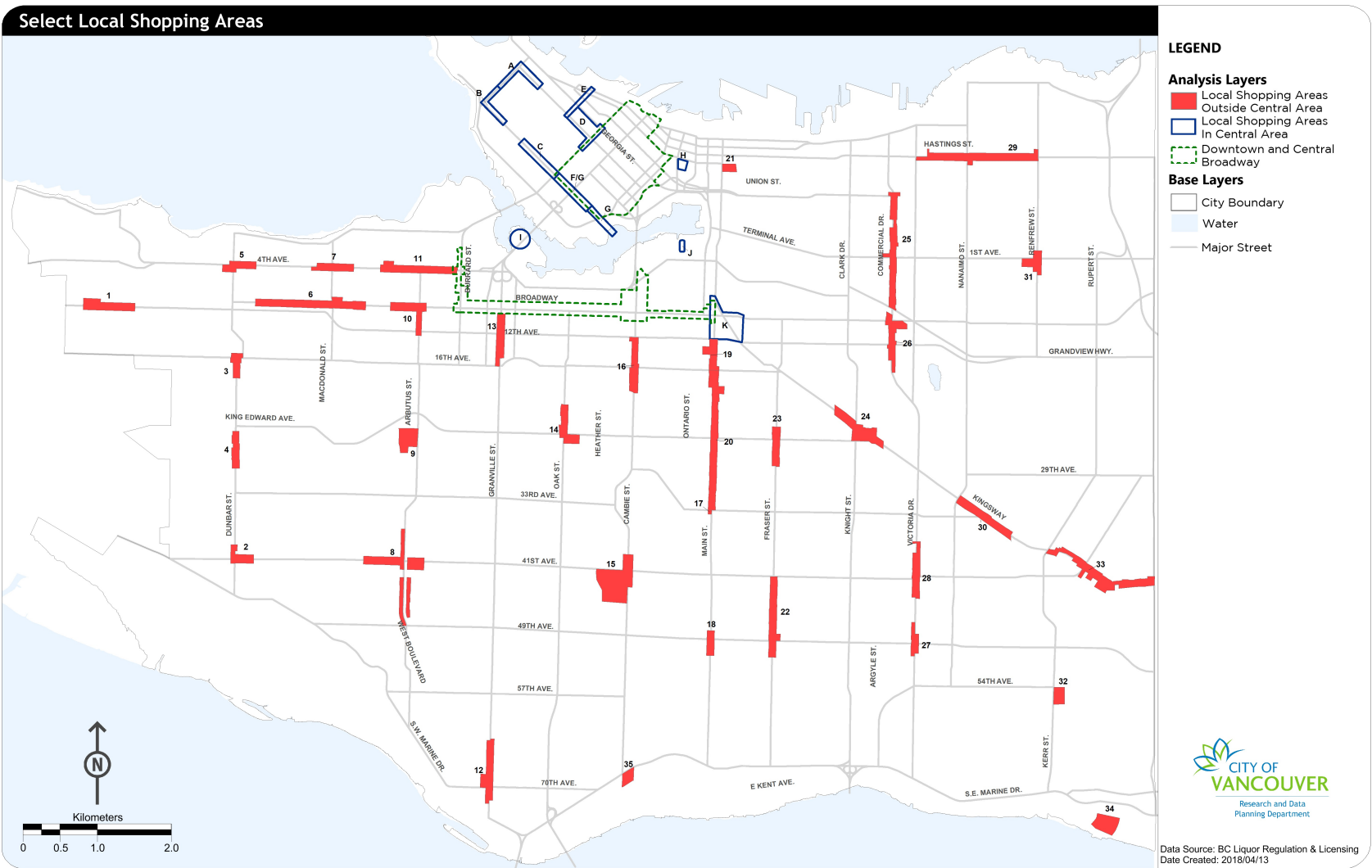
The main process steps will be as follows:

- (a) The Applicant submits a copy of the Liquor Control and Licensing Branch (LCLB) preliminary approval letter.
- (b) Staff conduct a neighbourhood notification of affected neighbours (size of notification area will be determined for each application).
- (c) The applicant posts signage on-site, advising of the liquor retail proposal; this signage should be in keeping with the City's normal sign preparation and installation procedures.
- (d) The Development Permit may be approved for a limited period of time subject to the discretion of the Director of Planning.
- (e) Applications deemed controversial by the Director of Planning may be referred to Council for advice.

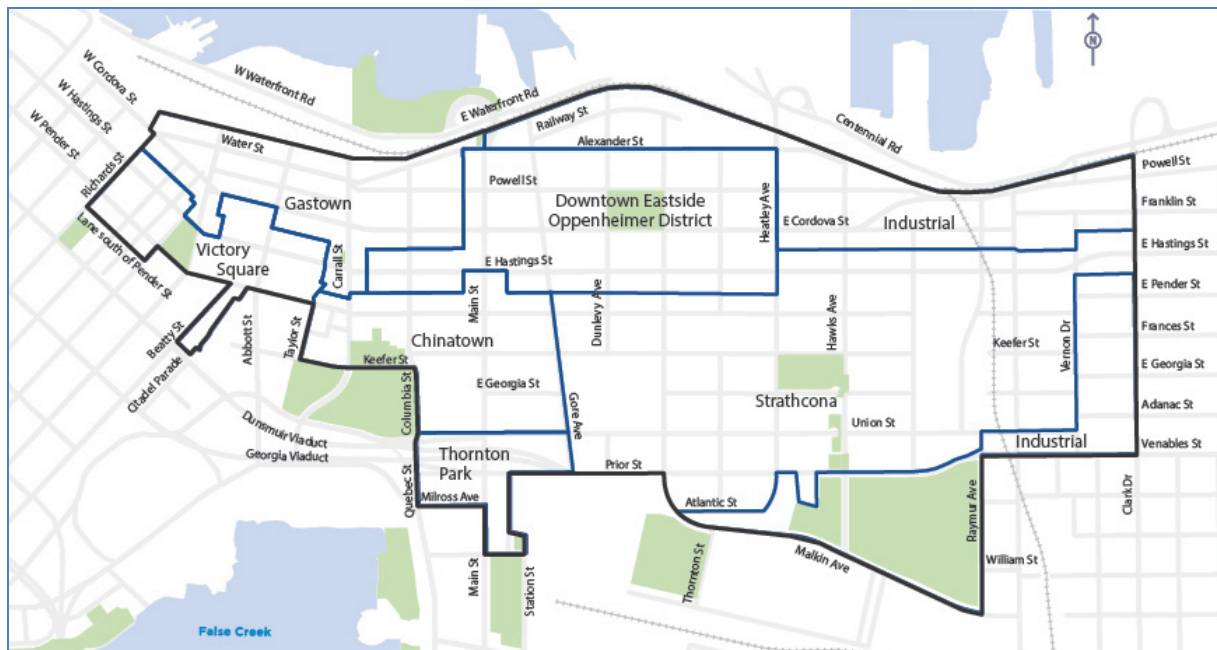
Local Shopping Area (LSA) and General Commercial Areas, December 2018

LSA #	Description
1	West 10th: Tolmie to Discovery
2	Dunbar: West 39th to lane South of West 41st; West 41st: Dunbar to Collingwood
3	West 16th North side, Alma to Dunbar and South side opposite, Dunbar 17th to 19th
4	Dunbar: lane South of King Edward to West 30th
5	West 4th: Highbury to Collingwood
6	Broadway: Collingwood to Larch
7	West 4th: West of Bayswater to Trafalgar
8	West Boulevard: 37th to 49th; East Boulevard: lane North of 41st to 49th; West 41st: Larch to Maple
9	Arbutus Village Shopping Mall
10	Broadway: Vine to Arbutus; Arbutus: Broadway to 12th
11	4th Avenue: Burrard to Balsam
12	Granville: West 64th to South of 71st
13	Granville: 10th to 16th
14	Oak: West 21st to South of King Edward, King Edward Mall
15	Cambie: West 39th to West 43rd , Oakridge Centre
16	Cambie: 12th to 16th, East side; West 16th to West 19th
17	Main Street: 16th to 33rd
18	Main Street: 48th to 51st
19	Main Street: 12th to 16th
20	Main Street: 16th to 25th
21	Main to Gore; Pender, Keefer
22	Fraser: 41st to 51st
23	Fraser: 23rd to 28th
24	Kingsway: Inverness to Perry; Knight: lane North of Kingsway to King Edward
25	Commercial: Lane North of Venables to Grandview Highway North
26	Commercial: Grandview Highway South to 16th; Broadway: East and West of Commercial
27	Victoria: 47th to 50th
28	Victoria: 37th to 44th
29	Hastings: Semlin to Renfrew
30	Kingsway: Earles to Nanaimo
31	Renfrew: Graveley to 3rd; 1st Avenue: South side, Kaslo to Renfrew
32	Champlain Mall, 54th and Kerr
33	Kingsway: Rupert to Boundary
34	East Fraserlands
35	Marine Gateway
A	Denman: Nelson to Robson; Robson: Denman to Cardero
B	Denman: Nelson to Davie; Davie: Denman to Cardero
C	Davie: Jervis to Burrard
D	Robson: Bute to Burrard; Alberni: Bute to Burrard; Burrard: Smithe to Georgia
E	Bute: Robson to Coal Harbour
F	Davie: Burrard to Homer
G	Davie: Homer to False Creek and Marinaside Crescent
H	Abbott: Keefer to Pender
I	Granville Island
J	1st /2nd Avenues, Main/Quebec South of Terminal
K	Broadway/Main/Kingsway

Map 1. Local Shopping Areas and General Commercial Areas



Map 2. Downtown Eastside Sub-areas



Existing Type 2 (Boutique) Liquor Stores are located at:
375 Water Street

Existing Type 3 (Regular) Liquor Stores are located at:
555 West Hastings
769 East Hastings

From: [Profili, Cody](#)
To: s.22(1)
Subject: 7215 main St. / DP-2020-00829
Date: Friday, January 29, 2021 12:11:00 PM
Attachments: [ref_GL_Liquor Store Guidelines.pdf](#)

Hi s.22(1)

It would be greatly appreciated if you could please send an email outlining your questions since I may have to do some research to get you the answers, and then depending on the complexity I can either reply via email or give you a call (please just note your phone number and any preference for best times to call and I will try my best to accommodate).

Please note that the application is still under review, however we know that the application will effectively be Refused by the Director of Planning since the application is outside of the Local Shopping Area as required by attached Liquor store guidelines. Since you submitted comment you will be notified when this decision is made. From that point the applicant has the right to appeal this decision at the BOV (Board of Variance).

- If this decision is appealed, the BOV will likely go through another notification publicizing the appeal date; or if you haven't heard any word within 45 days after this email informing you of DOP decision, then you can also follow-up with BOV directly to confirm if an appeal has been made (bov@vancouver.ca | 604-873-7723).
- Information for the board of Variance process can be found at the website link <https://vancouver.ca/your-government/board-of-variance.aspx>

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

From: s.22(1)
Sent: Thursday, January 28, 2021 7:57 PM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: [EXT] Fwd: DP-2020-00829

Hi Cody,

Following up on my email from Sunday January 24 - what is a good way to get a hold of someone in relation to the development DP-2020-00829?

I really hope I am able to discuss this project with someone.

Regards,
s.22(1)

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

From: s.22(1)
Date: Sun, Jan 24, 2021 at 11:14 AM
Subject: DP-2020-00829
To: <cody.profili@vancouver.ca>

Hi Cody,

I was wondering if I could speak to you over the phone or if it would be better to email you some concerns I have about the proposed development in relation to DP-2020-00829.

Regards,

s.22(1)

Sent from my iPhone

From: [Profili, Cody](#)
To: s.22(1)
Subject: RE: DP-2020-00829 7215 MAIN STREET
Date: Monday, February 01, 2021 9:22:00 AM

Hello s.22(1)

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

From: s.22(1)
Sent: Sunday, January 31, 2021 5:16 PM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: [EXT] DP-2020-00829 7215 MAIN STREET

I am against changing the use of this store from Retail to Liquor Store Type-2 for the following reasons:

- A liquor store would detract from the quiet and safe atmosphere of our neighborhood;
- It will increase foot traffic;
- Existing parking problems will worsen;
- Its hours of operations will encourage late night nefarious activities;
- Since there are several other retail stores on that block already, residents using public transit will face congestion at the bus stop situated right in front of the store. Customers will be lining up to enter the liquor store (according to Covid protocol) and there will be another lineup for transit users.
- The safety of seniors and people with disabilities will be compromised;
- People working the late night shift will not feel safe walking or driving home alone;

I have lived in this neighborhood for over s.22(1) years. I am working shifts and use transit. I would not be safe if there is a liquor store.

Please heed my valid concerns,

s.22(1)



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

From: [Profili, Cody](#)
To: s.22(1)
Subject: RE: DP-2020-00829 7215 Main St.
Date: Monday, February 01, 2021 9:22:00 AM

Hello s.22(1)

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

From: s.22(1)
Sent: Sunday, January 31, 2021 4:19 PM
To: Profili, Cody <Cody.Profil@vancouver.ca>
Subject: [EXT] DP-2020-00829 7215 Main St.

I STRONGLY OPPOSE THE CHANGE OF USE AT THE ABOVE LOCATION FROM EXISTING RETAIL TO LIQUOR STORE (TYPE-2).

A liquor store is not a suitable business to be located in the Sunset Neighborhood. This is a long-established residential area close to a community centre, schools and playgrounds. Its quiet and safe surroundings have encouraged generations to return to family homes.

I have experienced the benefits of living in this neighborhood for over s.22(1) years, where neighbors support one another in maintaining the quality of life that is becoming a rarity. This is cherished all the more during these days of Covid-19.

Setting up a liquor store at 7215 Main Street would quickly destroy the fabric of a community built up over decades of being kind and keeping safe.

s.22(1)



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

From: [Profili, Cody](#)
To: [s.22\(1\)](#)
Subject: RE: DP-2020-00829 @ 7215 Main Street - Resident feedback
Date: Friday, January 15, 2021 10:09:00 AM
Attachments: [image004.png](#)

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

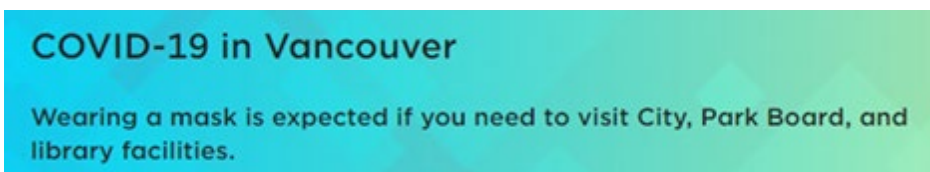
Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca



From: [s.22\(1\)](#)
Sent: Friday, January 15, 2021 6:34 AM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: [EXT] DP-2020-00829 @ 7215 Main Street - Resident feedback

Hello [Cody Profili](#) ,

I would like to voice my concerns and displeasure re [DP-2020-00829 @ 7215 Main Street](#)

I am a resident of that neighborhood, I have grown up there and now raise a family there, my issue is that previously this area was a hotbed for drugs, prostitution.

I am strongly against having a beer/ wine liquor store down the street from me with individuals who would be drinking and driving through my neighborhood where many young families live with young kids playing and running around in the area.

I know that not all drink and drive but let's be honest we do know there are many that do and this is what's concerning.

There is a pizza store down the street right beside where they want to put in a liquor store, many a nights I take my 2 kids, my wife and I we stroll down to pick up a pizza dinner.

The couple that run the pizza store are fantastic and always genuine and friendly to my kids and I.

There is an Indian sweets shop as well, across the street few other restaurants, stores and pharmacy. It has a real neighborhood feel to it, I'm sorry to say bringing in a liquor store will impact and remove this neighborhood feel, where I can take my kids out on a hot summer day for a walk to get pizza or sweets.

To be honest alcohol brings out the worst in people, we already have BC Govt run liquor stores, why do we need many more, private liquor stores, and to be in a residential neighborhood with schools and a community Centre down the street?

I truly believe if City of Vancouver is trying to be the best green, socially responsible city that it claims to be, this liquor store application will be denied.

Please feel free to contact me at below if you would like to discuss further.

Thank you for taking the time to hear my concerns.

s.22(1)

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s.22(1)

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s.22(1)

s.22(1)

A horizontal rectangular area of the document has been redacted with a solid grey fill.

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s.22(1)

A horizontal rectangular area of the document has been redacted with a solid grey fill.

s.22(1)

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From: [Profili, Cody](#)
To: s.22(1)
Subject: RE: Development Application 7215 Main Street, DP 2020-00829
Date: Friday, February 05, 2021 1:56:00 PM
Attachments: [image003.png](#)

Hello s.22(1)

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

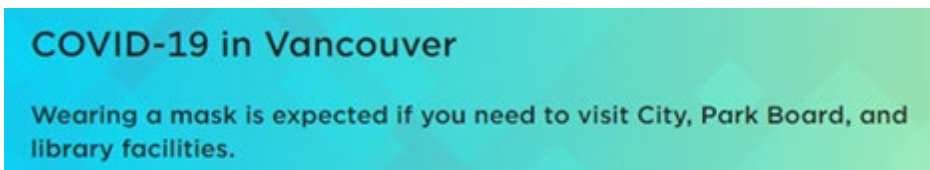
Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

I also really appreciate your kind words and likewise wish you the best health and wellbeing these days and hope you're enjoying some sun!

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca



From: s.22(1)
Sent: Friday, February 05, 2021 5:08 AM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: [EXT] Development Application 7215 Main Street, DP 2020-00829

Dear Cody, hope you're staying safe.

I would like to OBJECT to the captioned redevelopment application. Our neighbourhood has been a quiet and safe one and if we have a liquor store in the corner, it might incur a high level of noises and the potential issues of nuisance and vandalism. Our street are mainly comprised of families with kids aged 4 to 10 so its not appropriate to have one around the corner.

Thank you for your kind consideration!

s.22(1)
Owner of s.22(1)

From: Profili, Cody
To: s.22(1)
Subject: RE: [EXT] 7215 main St. DP-2020-00829
Date: Friday, February 12, 2021 11:40:00 AM
Attachments: [ref_GL_Liquor Store Guidelines.pdf](#)

Hello s.22(1)

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

I've heard similar frustration from a few other residents that you've had to keep commenting/providing your opposition. Unfortunately this is a new application and we do not have the authority to prevent business' from applying for permits, whether meeting the outright regulations or not, and each application has to be reviewed individually on it's own merits.

At the moment the application is still under review, however we know that it will effectively be Refused by the Director of Planning since the application is outside of the Local Shopping Area as required by attached Liquor store guidelines. The meeting for this decision is not open to the public, but since you submitted comment you will be notified when this decision is made.

From that point the applicant has the right to (and likely will) appeal this decision at the BOV (Board of Variance).

- If this decision is appealed, the BOV will likely go through another notification publicizing the appeal date; or if you haven't heard any word within 45 days after this email informing you of DOP decision, then you can also follow-up with BOV directly to confirm if an appeal has been made (bov@vancouver.ca | 604-873-7723).

- Information for the board of Variance process can be found at the website link <https://vancouver.ca/your-government/board-of-variance.aspx>

If you feel strongly about this proposal, I recommend organizing support for this BOV appeal since all interested parties are given a chance to present their comments, rationale and express their support or objections. This meeting was usually done at an in-person meeting open to the public, but I'm not certain of current Covid procedures so you may want to contact the BOV clerk how to best prepare – I'm presuming by gathering signed letters or petition (including full names and addresses if possible).

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

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

From: s.22(1)
Sent: Thursday, January 28, 2021 10:07 AM
To: Profili, Cody <Cody.Profil@vancouver.ca>
Subject: [EXT] 7215 main St. DP-2020-00829

Good morning. My name is s.22(1) My wife and I live at s.22(1). I'm emailing in regards to 7215 Main St and the application from Van Land Use to change the property to a Liquor store. I believe we had emailed the city about this project earlier last year and the application had been defeated. Is this a new application or just a renewal? Regardless we are opposed to having a liquor store in our near vicinity for a few reasons as I had previously emailed to the city. There are a few private liquor stores in our neighbourhood already ,one being on Fraser St and 47th and one on Marine Drive at the bottom of the hill. Also there is a BC Liquor store on Main and 27th and on Cambie and 40th. s.22(1) That lane is already frequently used by vehicles that are trying to bypass the 57th and Main intersection. That would add even more traffic to this lane. Families with children that live in this neighbourhood use the lane to ride bikes and walk as well.

Beside this retail store is a Developmental Disabilities store and office. This would seem not to be a good fit for that type of usage. Having that store be able to sell Liquor would certainly not enhance the liveability in our area. Thank you for considering our concerns. s.22(1)

From: [Profili, Cody](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] Re: 7219 Main St (DP-2020-00829) - Notification Vote "No" for Liquor Store
Date: Thursday, January 14, 2021 9:44:00 AM
Attachments: [image001.png](#)

Hi [s.22\(1\)](#) you're correct that "we" was a typo.

My department and DOP will refuse the application, however I am confident that the applicant will be appealing this decision at the BOV who may overturn our decision.

If you feel strongly about this proposal, I recommend organizing support for this BOV appeal since all interested parties are given a chance to present their comments, rationale and express their support or objections. This meeting was usually done at an in-person meeting open to the public, but I'm not certain of current Covid procedures so you may want to contact the BOV clerk how to best prepare – I'm presuming by gathering signed letters or petition (including full names and addresses).

Thanks again and take care,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

From: [s.22\(1\)](#)
Sent: Wednesday, January 13, 2021 1:25 PM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: [EXT] Re: 7219 Main St (DP-2020-00829) - Notification Vote 'No' for Liquor Store

Mr. Profili,

Thanks for your response. I want to clarify because I believe you made a typo:

"...however **we** the application will effectively be Refused by the Director of Planning..."

I believe this statement is correct if the word 'we' is removed.

Basically, I hope you are saying that this application will be refused because of some zoning reason, which is what I want.

If I am totally wrong, then [s.22\(1\)](#) is going to join the fight. However we both believe you made a silly typo, and of course we prefer not to fight in the first place.

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

On Tue, Jan 12, 2021 at 10:42 AM Profili, Cody <Cody.Profili@vancouver.ca> wrote:

|

Hi **s.22(1)**

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

At the moment the application is still under review, however we the application will effectively be Refused by the Director of Planning since the application is outside of the Local Shopping Area as required by attached Liquor store guidelines. Since you submitted comment you will be notified when this decision is made.

From that point the applicant has the right to appeal this decision at the BOV (Board of Variance).

- If this decision is appealed, the BOV will likely go through another notification publicizing the appeal date; or if you haven't heard any word within 45 days after this email informing you of DOP decision, then you can also follow-up with BOV directly to confirm if an appeal has been made (bov@vancouver.ca | 604-873-7723).

- Information for the board of Variance process can be found at the website link <https://vancouver.ca/your-government/board-of-variance.aspx>

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

From: **s.22(1)**

Sent: Saturday, January 09, 2021 2:00 PM

To: Profili, Cody <Cody.Profil@vancouver.ca>

Subject: 7219 Main St (DP-2020-00829) - Vote 'No' for Liquor Store

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

Hello

Your name is on a city thing on the rezoning of a retail store to a liquor store on Main Street near 57th ave.

I feel that COVID has muddied the decision making process. For the record, I think this is a horrible idea, and I am certain my neighbors feel the same way.

The homeless problem is at an all time high in Vancouver, and more access alcohol is NOT GOOD FOR COMMUNITIES!!!

Could you please tell me where the process is at and the best way that I can peacefully protest this rezoning.

Thanks,

s.22(1)

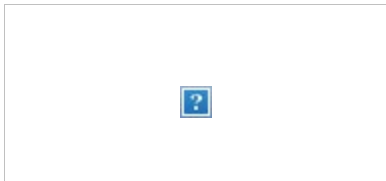
From: s.22(1)
To: [Profili, Cody](#)
Cc: s.22(1)
Subject: [EXT] 7219 Main Street Neighbourhood Notification
Date: Friday, February 05, 2021 7:18:15 PM
Attachments: [DP-2020-00829 Letter of Support.pdf](#)

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

Hello Cody,

Please find attached a petition in support of this application from local residents living within 500 metres of the site, to form part of the neighbourhood notification assessment results.

Best regards,
s.22(1)



s.22(1)



Letter of Support

We, the immediate neighbours of the Main Street and East 57th Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 7219 Main Street.

We support development permit application DP-2020-00829 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
1	s.22(1)		
2	s.22(1)		
3	s.22(1)		
4	s.22(1)		
5	s.22(1)		
6	s.22(1)		
7	s.22(1)		
8	s.22(1)		
9	s.22(1)		
10	s.22(1)		
11	s.22(1)		
12	s.22(1)		
13	s.22(1)		
14	s.22(1)		
15	s.22(1)		
16	s.22(1)		
17	s.22(1)		

Letter of Support

We, the immediate neighbours of the Main Street and East 57th Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 7219 Main Street.

We support development permit application DP-2020-00829 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
18	s.22(1)		
19	s.22(1)		
20	s.22(1)		
21	s.22(1)		
22	s.22(1)		
23	s.22(1)		
24	s.22(1)		
25	s.22(1)		
26	s.22(1)		
27	s.22(1)		
28	s.22(1)		
29	s.22(1)		
30	s.22(1)		
31	s.22(1)		
32	s.22(1)		
33	s.22(1)		
34	s.22(1)		

Letter of Support

We, the immediate neighbours of the Main Street and East 57th Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 7219 Main Street.

We support development permit application DP-2020-00829 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
35	s.22(1)		
36	s.22(1)		
37	s.22(1)		
38	s.22(1)		
39	s.22(1)		
40	s.22(1)		
41	s.22(1)		
42	s.22(1)		
43	s.22(1)		
44	s.22(1)		
45	s.22(1)		
46	s.22(1)		
47	s.22(1)		
48	s.22(1)		
49	s.22(1)		
50	s.22(1)		
51	s.22(1)		

Letter of Support

We, the immediate neighbours of the Main Street and East 57th Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 7219 Main Street.

We support development permit application DP-2020-00829 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
52	s.22(1)		
53	Dollar plus comment	604 563 4086 704 563 4086	7247 Main st.
54	s.22(1)		
55	s.22(1)		
56	s.22(1)		
57	s.22(1)		
58	s.22(1)		
59	s.22(1)		
60	s.22(1)		
61	s.22(1)		
62	s.22(1)		
63	s.22(1)		
64	s.22(1)		
65	s.22(1)		
66	s.22(1)		
67	s.22(1)		
68	s.22(1)		

Letter of Support

We, the immediate neighbours of the Main Street and East 57th Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 7219 Main Street.

We support development permit application DP-2020-00829 and agree that a Liquor Store should be approved to operate at this location.

#	First and Last Name	Phone Number	Address
69	s.22(1)		
70	s.22(1)		
71	s.22(1)		
72	s.22(1)		
73	s.22(1)		
74	s.22(1)		
75	s.22(1)		
76	s.22(1)		
77	s.22(1)		
78	s.22(1)		
79	s.22(1)		
80	s.22(1)		
81	s.22(1)		
82	s.22(1)		
83	s.22(1)		
84	s.22(1)		
85	s.22(1)		

Letter of Support

We, the immediate neighbours of the Main Street and East 57th Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 7219 Main Street.

We support development permit application DP-2020-00829 and agree that a Liquor Store should be approved to operate at this location.

[illegible]

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] AI completed Send your comments for 7215 Main St.
Date: Tuesday, February 02, 2021 10:22:17 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

We do not agree with the change of use of 7215 Main Street. We are writing as concerned citizens regarding the request by Van Land Use Consulting to convert the existing space from Retail to Liquor Store (Type02). Our family feels that a liquor store on this block is not appropriate for this area. There are already plenty of options within a 4 km radius of this address and adding another one is just going to lead to a loss of business for the existing stores. One of the primary reasons 7215 Main St is not an ideal location to open a liquor store is because Main Street, between 56th and 57th Ave, is a busy intersection with a lot of children walking by as a result of: 1-an elementary school being nearby 2-a busy community center, a few blocks up the street 3-tennis courts, which are well used during the daylight hours, being only 2-1/2 blocks away 4-a bus stop is practically right in front of the store 5-The Langara trail used by many families is also only 2 blocks away We do not feel it is appropriate for this type of store to be so near an area where so many kids frequent. We are concerned about the exposure of this type of store on children, in addition having this type of store will inevitably lead to an increase in traffic in this area. In addition, this neighbourhood primarily consists mainly of single family houses. When walking around the neighbourhood it becomes obvious that the demographic for this area is predominantly older Vancouverites or young families with children. As a result of this, the demand for liquor will not likely come from the immediate vicinity but rather people will drive here from elsewhere. This leads us to the next point, within a 4 km radius there are already significant options for consumers to buy alcohol as there are 7 private retailers and 3 large BC Liquor stores: Private liquor stores in the immediate vicinity: 1. West Coast Liquor Co at 6295 Fraser St, Vancouver, BC V5W 3A2, 1.8 kms away 2. Liquor Landmark at 551 W 57th Ave, Vancouver, BC V6P 1R8, 1.8 kms away 3. Liquor Mart Knight Street at 1408 E 57th Ave, Vancouver, BC V5P 2A9, 1.9 kms away 4. Marine Gateway Liquor Store at 460 SW Marine Dr, Vancouver, BC V5X 0C6, 2.3 kms away 5. Apex Liquor Store at 6542 Victoria Dr, Vancouver, BC V5P 3X8, 3.2 kms away 6. JAK's Beer Wine Spirits at 1445 E 41st Ave, Vancouver, BC V5P 1J8, 3.9 kms away 7. Mountain View Liquor Stores at 4333 Fraser St, Vancouver, BC V5V 4G4, 3.9 kms away BC Liquor Stores: 1. 5555 Cambie St, Vancouver, BC V5Z 3A3, 3 kms away 2. 4423 Main St, Vancouver, BC V5V 3R2, 3 kms away 3. 1525 W 70th Ave, Vancouver, BC V6P 5A1, 4 kms away So it's a fact that there are many alternative options that are close by. Adding an additional liquor store will saturate and take sales away from these other 10 retailers. s.22(1) s.22(1) we know first hand how difficult it is to operate a business here because margins are slim and rent is high. Adding an additional liquor store will only lead to the cannibalization of sales from these other stores. These are the main reasons why our family is concerned and why we are against having a liquor store at 7215 Main St; we hope you take all these points into consideration. Best regards s.22(1)

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Saturday, January 30, 2021 9:43:45 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I hope this 7215 Main St (DP-2020-00829) development application can be passed smoothly. Our family of course support this application! It would be nice if there were more remodeling like this. I hope to turn all the small shops near Main Street into boutiques, which now look very old. Also, it would be great if there were a big supermarket nearby! It is hoped that a full-scale commercial district will be built in this area, instead of the scattered stores as at present. Plus, there's already a skating rink nearby, which is very very wonderful! But it would be fantastic if there were a large swimming pool nearby, like Hillcrest's ! I wonder if the current nursery can be moved and a large swimming or fitness center built there.

Street address

7215 Main St

Postal code

Vancouver, BC, V5X3J3

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Saturday, January 30, 2021 9:55:02 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

I hope this 7215 Main St (DP-2020-00829) development application can be passed smoothly. Our family of course support this application! It would be nice if there were more remodeling like this. I hope to turn all the small shops near Main Street into boutiques, which now look very old. Also, it would be great if there were a big supermarket nearby! It is hoped that a full-scale commercial district will be built in this area, instead of the scattered stores as at present. Plus, there's already a skating rink nearby, which is very very wonderful! But it would be fantastic if there were a large swimming pool nearby, like Hillcrest's ! I wonder if the current nursery can be moved and a large swimming or fitness center built there. If a large Commercial Center/ Mall could be build up, (For example, Sunset Mall), it will be very convenient for the surrounding people.

Street address

7215 Main St (DP-2020-00829)

Postal code

Vancouver, BC, V5X3J3

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] D completed Send your comments for 7215 Main St.
Date: Thursday, January 14, 2021 5:52:01 PM

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.

D just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

We have no problem with a “specialty” beer/ wine and spirits store going in. We like the idea of the products being locally sourced craft etc. It is currently an eyesore being a shuttered space. Hopefully they will encourage a sense of business/ site pride and encourage some of their direct neighbours to the south of them. We don’t want a run down discount type beer and wine store. If it does actually specialize in craft as said it will create some diversity in the neighbourhood, it’s a nice change. We don’t need another pizza place, pop up fireworks store, cannabis or sweet shop. It might encourage other different desirable small businesses to consider moving onto the block as well.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Thursday, January 14, 2021 5:24:59 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

This location is close to a school and will negatively effect the children. The area is a residential low traffic area and will attract more people from outside the neighborhood. We are also concerned about increased crime.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] H completed Send your comments for 7215 Main St.
Date: Saturday, January 16, 2021 7:29:15 PM

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.

H just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

Not a good idea

Street address

7215 Main St (DP-2020-00829)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] J completed Send your comments for 7215 Main St.
Date: Saturday, January 16, 2021 7:26:57 PM

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.

J just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

Liquor store doesn't fit to this location.

Street address

7215 Main St (DP-2020-00829)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Sunday, January 24, 2021 11:26:08 AM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

We reject the proposal for a liquor store at this location. Such a business would bring unwanted car and foot traffic to our neighborhood. There is already a problem with garbage being blown over to our vegetable garden and yard from the alley behind these storefronts that nobody is taking responsibility for. A liquor store would increase the amount of parking required for customers and saturate the area and home fronts with parking. A liquor store would bring unwanted foot traffic to our neighborhood, customers would take advantage of the Langara park nearby and make it a drinking hangout. There are plenty of liquor stores nearby at Cambie and 41st, Cambie and Marine Dr., Fraser and 47th and Knight St. and 57th. Ave. We do not need a liquor store at this location one block away from multiple elementary schools JW Sexsmith elementary school and John Henderson elementary school.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Friday, January 22, 2021 6:01:42 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

Not a good fit for this area as it's a community with a lot of children. Will bring unwanted people who will just drink in the area and cause trouble. Property crime n vandalism will go up in a neighborhood that is quiet

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Thursday, February 11, 2021 2:18:46 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

We already have a liquor store at 57th & Cambie Street, which is less than 10 minute walk from this location. we do not need another liquor store in within less than 10 minute walk

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1)
To: Profili, Cody
Subject: [EXT] Re: DP-2020-00829 (7215 Main Street)
Date: Sunday, January 17, 2021 1:39:11 PM
Attachments: image003.png

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.

Thank you for your response.

On Sun, Jan 17, 2021 at 13:36 Profili, Cody <Cody.Profil@vancouver.ca> wrote:

Hello s.22(1)

Thank you for taking the time to share your input, I have received your email and will share your comments and concerns with planning and other review groups for consideration towards DOP (Director of Planning) decision.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions).

Regards,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, [515 West 10 \[google.com\]](#)th Av

cody.profil@vancouver.ca

COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

From: s.22(1)
Sent: Friday, January 15, 2021 6:19 PM
To: Profili, Cody <Cody.Profil@vancouver.ca>
Subject: [EXT] DP-2020-00829 (7215 Main Street)

Dear Cody Profili,

Thank you so much for sending the "NOTICE OF DEVELOPMENT APPLICATION 7215 Main Street DP-2020-00829".

I, s.22(1) represent my family who lives at s.22(1)
s.22(1) And reply to the notice.

We object to "interior alterations and change the use to Liquor Store(Type-2) in this exiting commercial building" because as you may know, there is a Liquor Store nearby, Marine Gateway Liquor Store, at [460 SW Marine Dr. Vancouver, BC V5X 0C6 \[google.com\]](#).

Thank you for taking my concerns into consideration.

sincerely,

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Tuesday, January 26, 2021 12:11:39 PM

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s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

How will this construction affect vehicle traffic at Main / 57th Ave?

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Thursday, January 14, 2021 4:05:48 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

We oppose having a liquor store in the neighbourhood. There are already quite a bit in the immediate area and there is a lot of kids growing up around this area. It would not be appropriate to open a liquor store in a neighbourhood with many children and young families living in.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] Vancouver completed Send your comments for 7215 Main St.
Date: Sunday, January 24, 2021 7:12:59 PM

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.

Vancouver just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

We are concerned that the proposed liquor store and the existing marijuana store which currently resides on the same block will make for a bad combination if people consume products from both (liquor and marijuana) and spill onto the street and surrounding neighbourhood. These stores are also very close to the perimeter trail around the Langara Golf Course, where you can notice the smell of marijuana while walking the trails and where there is no enforcement despite the Park Board Smoking Regulation Bylaw. J.W. Sexsmith Elementary School is also closeby, particularly its east field. My family has lived in this neighbourhood for almost ^{s.22(1)} years and would like the neighbourhood to be as safe as possible for everyone, from children to seniors. Locating a liquor store so close to an existing marijuana store does not meet the neighborhood's vision for a safe neighbourhood nor as a place that offers "a range of LOCAL serving shops and services" (Sunset Community Vision Plan). A liquor store will attract customers beyond the immediate neighbourhood. According to Statistics Canada, 73% of the households in the dissemination area between Main St, 57 Ave, Ontario St, 53 Ave, Quebec St, and 55 Ave, are households with children. Children are not consumers of alcohol. Liquor store customers from outside the neighbourhood will also burden existing limited street parking and will increase traffic on local residential streets since there isn't sufficient parking on site. For the reasons above, we are opposed to the proposed liquor store use.

Street address

^{s.22(1)}

Postal code

^{s.22(1)}

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Profili, Cody](#)
Subject: [EXT] s.22(1) completed Send your comments for 7215 Main St.
Date: Friday, February 05, 2021 12:41:22 PM

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.

s.22(1) just submitted a comment form for 7215 Main St. If you would like to respond, please reply to the individual directly via email.

Your comments:

To reject a new liquid store (7215 Main St) add to my area The state department of alcoholic beverage control has recently notified the city manager that there is a high number of liquor stores in the city given its size, and it is placing a moratorium on new licenses. At the same time, the police department reports an increase in complaints from citizens about trouble activity near liquor stores, including public drunkenness, disturbing the peace, and vandalism. The police department has also noticed an uptick in crimes such as assault and theft near the liquor stores. In fact there are more than enough liquor store in the close by area. The followings are close by liquor stores and all are accessible by public transportations: 1) 460 SW Marine Dr 2) 4423 Main st 3) 1408 E 57 Ave 4) 6295 Fraser St 5) 1450 SW Marine Dr 6) 1525 W 70 7) 39 St & Cambie 8) 962 W King Edward Ave 9) 3150 East 54 Ave Please also note, the location proposed liquor store will be next to a cannabis or marijuana supplier. I am afraid the newly add liquor store will further attract the related business such as pawn shop or sex shops. They will join these groups of business and becomes to a “shopping center”. This is not in harmony with the existing environment.

Street address

s.22(1)

Postal code

s.22(1)

Your overall position about the application:

Opposed

From: s.22(1) [REDACTED]
To: [Profili, Cody](#)
Subject: [EXT] liquor store
Date: Friday, January 15, 2021 11:28:45 AM

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we don,t want liquor store in area. there was cbd store last year than so many people were on sidewalk and evening walk time was not pleasant.