

File No.: 04-1000-20-2021-223

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 188 East Woodstock Avenue development permit application (DP-2021-00051). Date range: February 1, 2021 to April 27, 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](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

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

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2021-223); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signature on file]

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

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

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

Encl.

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# Survey Responses

18 February 2020 - 19 April 2021

## 188 E Woodstock Ave development application comments

## Shape Your City Vancouver

Project: 188 E Woodstock Ave (DP-2021-00051) development application



VISITORS					
34					
CONTRIBUTORS			RESPONSES		
19			21		
7	12	0	8	13	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

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

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

**Responded At:** Mar 23, 2021 21:31:57 pm

**Last Seen:** Apr 18, 2021 00:38:35 am

**IP Address:** s.22(1)

**Q1. Your comments:**

This application is not suitable for the following reasons: 1. There is already a liquor store at 41st and Cambie. 2. Operation to 11pm is too late for the neighbourhood. 3. There are several schools in the vicinity. 4. There is new social housing nearby and a liquor store will not help residents manage their sobriety. 5. Increased risk of crime.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

☒ Opposed



**Respondent No:** 2

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

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

**Responded At:** Mar 24, 2021 19:16:43 pm

**Last Seen:** Mar 24, 2021 19:16:43 pm

**IP Address:** n/a

**Q1. Your comments:**

With having a liquor store around the corner, there will be a lot more drunken people near our neighborhood. It is not the environment that I would like my child to be in. We also had drunken people slept on our lawns/went unconscious hugging stop signs before. There is already a liquor store on main, Fraser and Cambie. I do not see the purpose of having another one around.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 3

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

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

**Responded At:** Mar 24, 2021 20:16:09 pm

**Last Seen:** Mar 24, 2021 20:16:09 pm

**IP Address:** n/a

**Q1. Your comments:**

It is not a good idea to have excessive access to many liquor stores around our neighborhood. We have special housing for individuals who worked really hard to stay clean. Having easy access to liquor stores only encourage those individuals to continue coping with alcohol and turn back to alcohol abuse.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

☒ Opposed



**Respondent No:** 4

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

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

**Responded At:** Mar 24, 2021 20:41:36 pm

**Last Seen:** Mar 25, 2021 03:53:43 am

**IP Address:** s.22(1)

**Q1. Your comments:**

YES. PLEASE develop this space into a liquor store. I am EXTREMELY in favour of this.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Support



**Respondent No:** 5

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

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

**Responded At:** Mar 28, 2021 12:40:27 pm

**Last Seen:** Mar 28, 2021 12:40:27 pm

**IP Address:** n/a

**Q1. Your comments:**

I am opposed to the proposed liquor store for the following reasons: 1. Contrary to City Guidelines – The City cannot approve a liquor store at this location because doing so would be contrary to the City's own "Liquor Store Guidelines" as adopted by Council. The Guidelines state: "The intent of these Guidelines is to provide reasonable access to liquor stores while minimizing impacts on neighbourhoods." "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." "Local Shopping Areas are shown on the attached map 1, and their boundaries are described in the attached table." Neither the attached table nor the attached map 1 designate Main/41st as a Local Shopping Area. The proposed liquor store may not lawfully be located at the Main/41st intersection because it is not a designated Local Shopping Area. The Zoning Bylaw for this specific site – CD-1 (723) – states: "Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (723), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are: .... Liquor Store". The City's notice to the neighbourhood states: "Under the site's existing CD-1 (723) zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning." This is not true. A liquor store is not conditionally permitted under the CD-1 (723) Zone if it is contrary to Council guidelines. The Director of Planning may not permit a liquor store under Zone CD-1 (723) if it contrary to Council guidelines. The Director of Planning may not permit this liquor store under Zone CD-1 (723) because it is contrary to Council guidelines. Under the CD-1 (723) Zone, the City may not permit this liquor store because it is contrary to Council's "Liquor Store Guidelines." 2. Existing Nearby Liquor Stores – This liquor store is entirely unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th – only 6 blocks away – and because there is already another liquor store at Main/28th – 13 blocks away. This liquor store is a private liquor store and not a replacement of the Oakridge one which is operated by BC Liquor Stores. Our community feels that another liquor store is not a good planning choice considering we do not have a local coffee shop, green grocery or bakery. Our nearest grocery stores are the Safeway at Oakridge – in the middle of a construction site – and the small stores Nesters on Main and Buy Low on Fraser. None of these are within walking distance. The possible liquor store is especially disappointing since the brochure on the developer's website shows images of a high-end coffee shop. <http://urbanpropertiesgroup.ca/leases/main-41st-vancouver/> 3. Inadequate Traffic Access – There are no advance green lights at the busy Main/41st intersection so there are often many cars in the left turn lanes. As you can see from the drawing attached to the mailed and emailed versions of these comments, there is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from the south and east will have to access the site from 41st Avenue and the narrow 15ft. laneway – or else make illegal and risky left turns onto Woodstock Street. Cars coming from the west cannot turn left into the laneway because of the traffic median. If they turn left at Main Street, they will be forced to make an illegal and risky left turn onto Woodstock Street. 4. Inadequate Parking – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store. This store – at 4493 sq.ft. – 13% larger than a standard City lot – can be compared to the Oakridge liquor store which has 62 parking spaces. Clearly four parking spaces is inadequate for a liquor store of this size. There is no doubt that customers would park in the already crowded surrounding neighbourhood and in the narrow 15ft. lane. However, as can be seen by the drawing attached to the mailed and emailed versions of these comments – with no parking areas marked in red – there is literally no neighbourhood parking available for this liquor store. 5. Hours of Operation – The Oakridge liquor store – which is not within a residential neighbourhood – closes at 11pm most evenings, but closes at 8pm Fridays and 9pm Sundays. The Main/28th liquor store – which is within a residential neighbourhood – closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. The Main/41st liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is frankly unacceptable in our residential neighbourhood. 6. Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or in the narrow dark laneway, safety becomes a prime concern. This situation invites robberies, sexual

assaults and other violence. 7. Incompatible with Little Mountain Social Housing – As explained above in relation to the proposed marijuana store, our community has experienced significant negative effects from the supported social housing building at Main/37th. When the Little Mountain site is completely constructed, there be approximately 282 social housing units only 4 blocks away from the Main/41st intersection. Although many people in social housing do not have drug and alcohol problems, many do. It would be a disservice to these good people – and the good people in our neighbourhood – to have a liquor store at Main/41st. 8. Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites have complaints of panhandlers being aggressive, rude to women, etc. This situation would not be compatible with all the children who walk to and from the nearby Van Horne Elementary School through the Main/41st intersection – nor would it be compatible with our community in general. Information provided by the developer of this building indicates that within a 5 minute radius of the Main/41st intersection the average household income is \$111,317. I am a s.22(1) My next door neighbours are s.22(1) and s.22(1) This is not a neighbourhood where panhandling, graffiti, and crimes are common – or welcome. 9. Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that occupants of the building, as renters, will not be invested in the neighbourhood in the way that owner-occupants would be. It also means that there will be no strata corporation or strata council to handle complaints and act on behalf of the owners. In other words, there will be no organized owner presence to unofficially police the liquor store. 10. Liquor Store Incompatible with Family Housing within Building – The City's Zoning Bylaw for this specific site - CD1 (723) - requires the following: "The design and layout of at least 35% of the dwelling units must: (a) be suitable for family housing; (b) include two or more bedrooms; and (c) comply with Council's "High-Density Housing for Families with Children Guidelines". A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children. 11. Inconsistent Applicant Information to Neighbourhood – An application may be made to the City only by a legal person – an individual or a corporation. The card distributed to the neighbourhood advises that the applicant for the liquor store permission is "DeAngelis Architecture The A Studio". This is obviously not a legal person – thus the City did not receive a valid application. Background information on the City's website indicates that the applicants might be John Teti and Roger Gibson – or the applicant might be West Coast Liquor Company Ltd. The City has failed to correctly inform the neighbourhood of the applicant for this permission – which means the neighbourhood is unable to make full and informed submissions about this liquor store application. The City's notice to the neighbourhood is invalid. 12. Inconsistent Address Information to Neighbourhood - The neighbourhood received inconsistent information about the legal location of this property. The card and architectural plans on the City's website state the address as 188 East Woodstock Avenue, but other background information on the City's website states the address as 5699 Main Street. The zoning bylaw (CD-1 (723)) lists the address as 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main Street). In other words, the City provided the residents with 5 different addresses for this property. This inconsistency makes the notice to the neighbourhood invalid. 13. Inconsistent Legal Description to Neighbourhood - The architectural plans on the City's website indicates the legal description of the property is LOT 12 TO 16, BLOCK L, PLAN VAP1393, DISTRICT LOT 639 & 640WPT, NEW WESTMINSTER LAND DISTRICT. No parcel identifier number was provided. However, the BC Assessment website indicates that the legal description of 188 East Woodstock Avenue is Lot 1 Block L Plan EPP86476 District Lot 639 Land District 1 Land District 36 & DL 640 PID: 030-675-707. These are two entirely different legal descriptions. This inconsistent information makes it impossible for the neighbourhood to review title searches, to review registered owners and to review registered charges on the property. This inconsistency and absence of information makes the notice to the neighbourhood invalid. 14. Inconsistent Size Information to Neighbourhood – The City card states the size of the liquor store will be approximately 4493 sq.ft. – but the architectural plans on the City's website state the "gross tenant floor area = 3384.7 SF". The architectural plans show the liquor store as filling virtually all of the ground floor commercial space, but the architectural plans state "commercial gross area = 7760 SF". This inconsistent size information makes is impossible for the neighbourhood to make meaningful comments about this application. The notice to the neighbourhood is invalid. 15. Refer Decision to Council – There is little doubt that this liquor store application is "controversial" and, pursuant to the City's Liquor Store Guidelines, it ought to be referred to Council for decision: "Applications deemed controversial by the Director of Planning may be referred to Council for advice." There are BC court decisions where the court has ruled that the word "may" should be interpreted in the context as "must". Our neighbourhood urges the City to do the right thing and refuse permissions for both the marijuana store and the liquor store. Sincerely, s.22(1)

Q2. **Street address** s.22(1)

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Q3. **Postal code** s.22(1)

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Q4. **Your overall position about the application:** Opposed

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**Respondent No:** 6

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

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

**Responded At:** Apr 01, 2021 21:37:49 pm

**Last Seen:** Apr 01, 2021 21:37:49 pm

**IP Address:** n/a

**Q1. Your comments:**

My family is totally against the approval of a liquor store on NW corner of Main and 41st. Neighborhoods where stores that sell alcohol are close together suffer more frequent incidences of violence and other alcohol-related problems such as homicide, robbery and assault.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

☒ Opposed



Respondent No: 7

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 04, 2021 15:06:08 pm

Last Seen: Apr 04, 2021 15:06:08 pm

IP Address: n/a

**Q1. Your comments:**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41st to "Type – 3 Liquor Store". I am NOT in favour of this change of use for the following reasons: Contrary to City Guidelines – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41st as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines". Existing Nearby Liquor Stores – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th – only 6 blocks away – and because there is already another liquor store at Main/28th – 13 blocks away. Inadequate Traffic Access to Woodstock Street – There are no advance green lights at the busy Main/41st intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from the south and east will have to access the site from 41st Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic. Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets. Inadequate Parking – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41st area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking. Hours of Operation – The Main/41st liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28th liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc. Liquor Store Incompatible with Family Housing within Building – The City's Zoning Bylaw for this specific site requires the following: "The design and layout of at least 35% of the dwelling units must: (a) be suitable for family housing; (b) include two or more bedrooms; and (c) comply with Council's "High-Density Housing for Families with Children Guidelines". A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children. Little Mountain Site - Main/37th – The Little Mountain site, only 4 blocks away from the Main/41st intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site. Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc. This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41st intersection – and for our community in general. Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

Q4. **Your overall position about the application:**

Opposed

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**Respondent No:** 8

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

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

**Responded At:** Apr 04, 2021 23:09:48 pm

**Last Seen:** Apr 04, 2021 23:09:48 pm

**IP Address:** n/a

**Q1. Your comments:**

Opposed to a liquor store for a number of reasons: - The hours of operation would attract too much traffic in the area for times that run late in the evening - Traffic congestion may be experienced given the difficulty of turning from Main street onto the site. The traffic configuration should be assessed more closely given restrictions of turning onto this site. - It may result in difficulties in parking unless there were adequate spaces to accommodate. - There are already a number of liquor stores close by - near Cambie and 41st as well as on Main street and Fraser St. I would also question the viability of running such a large store given the other liquor stores and given that this would sit on its own without many other complementary stores. - The store may attract more individuals wandering around the neighbourhood looking for empty bottles. - The liquor store does not blend into a very family oriented neighbourhood with an elementary school (Van Horne) nearby. It appears quite odd to have just a liquor store on its own - would be more appropriate within a shopping complex or shopping strip with other stores. A better option would be a cafe/bakery. There was a bakery that was located around that area that seemed to do well.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 9

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

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

**Responded At:** Apr 06, 2021 12:10:27 pm

**Last Seen:** Apr 06, 2021 19:10:27 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

(1) Contrary to City Guidelines – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41st as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines". (2) Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 stories and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. (3) Little Mountain Site - Main/37th – The Little Mountain site, only 4 blocks away from the Main/41st intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighborhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 10

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

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

**Responded At:** Apr 06, 2021 12:15:22 pm

**Last Seen:** Apr 06, 2021 19:10:27 pm

**IP Address:** s.22(1)

**Q1. Your comments:**

(1) Existing Nearby Liquor Stores – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th – only 6 blocks away – and because there is already another liquor store at Main/28th – 13 blocks away. (2) Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighborhood is concerned about robberies, sexual assaults, etc. (3) Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc. This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41st intersection – and for our community in general. (4) Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighborhood. Please do not approve this development.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 11

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

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

**Responded At:** Apr 07, 2021 17:51:18 pm

**Last Seen:** Apr 08, 2021 00:51:18 am

**IP Address:** s.22(1)

**Q1. Your comments:**

I don't think it would fit with the neighborhood. It's a growing family area. I would like more of a neighborly feel to create community. Having a cafe or a restaurant would create that gathering place where people could stop and enjoy each other's company. Having a liquor establishment encourages a business feel. We are a family area; as such, businesses should fit into that community. We already have a government liquor store about 10 blocks north, plus there are private liquor stores on Fraser street. Plus there's a proposal for a cannabis store across the street. If both are approved, there will be no community feel. We need places where families and kids can go. Imagine the memories that will be created if kids could walk to the neighborhood cafe by themselves to get a treat. That's what's missing in Vancouver, those opportunity for kids and families to create neighborhood memories. Why do we have to drive everywhere to have experiences? I would like a place that I can walk with my family to get a lemonade, or an ice cream, or any baked goods. Currently, there isn't one in the neighborhood. I for one would support a locally owned cafe/restaurant.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 12

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

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

**Responded At:** Apr 08, 2021 08:26:42 am

**Last Seen:** Apr 08, 2021 08:26:42 am

**IP Address:** n/a

**Q1. Your comments:**

I am not in support of putting such a large liquor store in our family neighbourhood. My concerns are as follows: - There is limited parking in the surrounding area - Liquor stores attract panhandlers which can be aggressive - Crime has been increasing in the neighbourhood since supportive housing went in at 37th and Main so we do not need another potential attraction for this type of behaviour - The area is already served well by existing liquor stores on Cambie, Main and Fraser - Traffic accidents are already common at 41st and Main so adding a liquor store on this corner will only increase traffic in this area resulting in more accidents

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



Respondent No: 13

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2021 16:24:59 pm

Last Seen: Apr 09, 2021 16:24:59 pm

IP Address: n/a

**Q1. Your comments:**

s.22(1)

It is already a high traffic area and adding a Liquor store would make things for residents in the area. TO: City of Vancouver, Planning Department, Director of Planning Attention: Claudia Hicks, Project Coordinator RE: Development Application DP-2021-00051 — Liquor Store The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41St to "Type — 3 Liquor Store". I am NOT in favour of this change of use for the following reasons: Contrary to City Guidelines — The CitVs "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41St as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the CitVs "Liquor Store Guidelines". Existing Nearby Liquor Stores — This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th — only 6 blocks away — and because there is already another liquor store at Main/28th — 13 blocks away. Inadequate Traffic Access to Woodstock Street — There are no advance green lights at the busy Main/41St intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from the south and east will have to access the site from 41st Avenue and the narrow 15ft. laneway — assuming the laneway can accommodate two-way traffic. Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street — or travel through neighbouring streets. Inadequate Parking — The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41St area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking. Hours of Operation — The Main/41St liquor store is proposing to be open 9am — 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28th liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. Safety Issues — Because this liquor store is 11pm every net of we-e€ because the only available parking spaces cc perhaps in the narrow dark lane—, the neighbourhood is concerned about Liquor Store Incompatible with Family Hoes\* Cit/s Zoning Bylaw for this specific site requires the following: "The design and layout of at least units must: (a) be suitable for family (b) include two or more (c) comply with Council's Housing for Families with Children Guidelines". A liquor store that takes up virtually all of the floor retail space is not compatible with the 35% of the upstairs residents who will be families was —fid-em Little Mountain Site - Main/37th — The Little site, only 4 blocks away from the Main/41St intersection, has a supportive housing by Coast Mental Health and eventually it will house approximately 282 total social housing neighbourhood does not have information about the future social housing units to be whether those will be for low income families, for the disabled, or for those with —s We are concerned that this liquor store — especially with a possible marijuana store across corner may not be a good fit with the Little Mountain site. Panhandlers It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhan±e-s Being aggressive, rude to women, etc. This situation raises concerns for the children wS»c to and from the nearby Van Home Elementary School through the Main/41St intersection — and f" our community in general. Renters Only Within Building — The proposed liquor store will be within a rental only building — with 6 storeys and 47 apartments. This means that there be no strata corporation or strata council to handle complaints and act on behalf of the occupa-ts when there are problems with the liquor store. In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

**Q2. Street address**

s.22(1)

Q3. **Postal code**

s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 14

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 10, 2021 09:46:35 am

Last Seen: Apr 10, 2021 16:48:51 pm

IP Address: s.22(1)

**Q1. Your comments:**

Hi my name is s.22(1) s.22(1) I am not in favour of developing a liquor store s.22(1) As a mother with 2 young children I feel having a liquor store s.22(1) comprises my children's and my safety. We already deal with theft within our neighbourhood, adding a liquor store will only increase the rate of crime and theft. s.22(1) adding a liquor store will only increase traffic, and decrease available parking for the residents of our building and lead to more congestion. Once again, this raises a concern for me as it takes away from the safety of my neighbourhood and my children. Listed below are some of my concerns: 1. Furthermore there is already a near by liquor store located on Main and 28th, having another liquor is unnecessary. Contrary to City Guidelines – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41 st as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines". 2. Inadequate Traffic Access to Woodstock Street – There are no advance green lights at the busy Main/41 st intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from the south and east will have to access the site from 41 st Avenue and the narrow 15ft. laneway– assuming the laneway can accommodate two-way traffic. Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets. 3. Inadequate Parking – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41 st area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking. 4. Hours of Operation – The Main/41 st liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28 th liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. 5. Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc. 6. Liquor Store Incompatible with Family Housing within Building – The City's Zoning Bylaw for this specific site requires the following: "The design and layout of at least 35% of the dwelling units must: (a) be suitable for family housing; (b) include two or more bedrooms; and (c) comply with Council's "High-Density Housing for Families with Children Guidelines". A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children. Little Mountain Site - Main/37th – The Little Mountain site, only 4 blocks away from the Main/41 st intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store –especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site. 7. Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc. This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41 st intersection – and for our community in general. 8. Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. **Street address** s.22(1) [REDACTED]

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Q3. **Postal code** s.22(1) [REDACTED]

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Q4. **Your overall position about the application:** Opposed

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Respondent No: 15

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 10, 2021 20:16:22 pm

Last Seen: Apr 10, 2021 20:16:22 pm

IP Address: n/a

**Q1. Your comments:**

TO: City of Vancouver, Planning Department, Director of Planning Attention: Claudia Hicks, Project Coordinator RE: Development Application DP-2021-00051 – Liquor Store The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41st to “Type – 3 Liquor Store”. I am NOT in favour of this change of use for the following reasons: Additional comments: I strongly against to open the liquor store at this location. Because it will cause safe issues (long time ago there was a similar small liquor store at NE of Main/41st, s.22(1) ) and will make lots noise after 9pm for this residential neighbourhood. Also it will cause traffic problem and parking problem. Contrary to City Guidelines – The City’s “Liquor Store Guidelines” as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41st as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City’s “Liquor Store Guidelines”. Existing Nearby Liquor Stores – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th – only 6 blocks away – and because there is already another liquor store at Main/28th – 13 blocks away. Inadequate Traffic Access to Woodstock Street – There are no advance green lights at the busy Main/41st intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from the south and east will have to access the site from 41st Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic. Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets. Inadequate Parking – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41st area is “no parking”. Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking. Hours of Operation – The Main/41st liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28th liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc. Liquor Store Incompatible with Family Housing within Building – The City’s Zoning Bylaw for this specific site requires the following: “The design and layout of at least 35% of the dwelling units must: (a) be suitable for family housing; (b) include two or more bedrooms; and (c) comply with Council’s “High-Density Housing for Families with Children Guidelines”. A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children. Little Mountain Site - Main/37th – The Little Mountain site, only 4 blocks away from the Main/41st intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site. Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc. This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41st intersection – and for our community in general. Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. **Street address**

s.22(1)

Q3. **Postal code**

s.22(1)

Q4. **Your overall position about the application:**

Opposed



Respondent No: 16

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 11:24:42 am

Last Seen: Apr 11, 2021 11:24:42 am

IP Address: n/a

**Q1. Your comments:**

I am NOT in favour of this change for the following reasons: I am concerned about the safety and well-being of my elderly parents, my elementary-aged children, and our young adult tenants who are single women. s.22(1)

this liquor store that could attract panhandlers, harassment of pedestrians and neighbours, and increased graffiti to our property. Contrary to City Guidelines – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41st as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines". Existing Nearby Liquor Stores – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th – only 6 blocks away – and because there is already another liquor store at Main/28th – 13 blocks away. Inadequate Traffic Access to Woodstock Street – There are no advance green lights at the busy Main/41st intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from the south and east will have to access the site from 41st Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic. Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets. Inadequate Parking – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41st area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking. Hours of Operation – The Main/41st liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28th liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc. Liquor Store Incompatible with Family Housing within Building – The City's Zoning Bylaw for this specific site requires the following: "The design and layout of at least 35% of the dwelling units must: (a) be suitable for family housing; (b) include two or more bedrooms; and (c) comply with Council's "High-Density Housing for Families with Children Guidelines". A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children. Little Mountain Site - Main/37th – The Little Mountain site, only 4 blocks away from the Main/41st intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site. Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc. This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41st intersection – and for our community in general. Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

Q4. **Your overall position about the application:**

Opposed

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Respondent No: 17

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2021 22:16:19 pm

Last Seen: Apr 12, 2021 04:50:17 am

IP Address: s.22(1)

**Q1. Your comments:**

I'd like to first off thank the City for providing the neighbourhood with the opportunity to provide feedback on the application for a liquor store to open in the building under construction on the NW corner of Main and 41st. I would like to note that I am NOT in favour of this application. The owners of the proposal has listed that they have a liquor store located at 6295 Fraser Street which is relatively close to Main and 41st. In addition to other liquor stores nearby, one on Cambie and 39th - only 6 blocks away- and another on Main and 28th - 13 blocks away, the use of the space for yet another liquor store is not essential for this neighbourhood. I am concerned about panhandlers loitering in the neighbourhood and near the liquor store. Nearly every liquor store I have passed by has had at least one panhandler outside. This is not appropriate for a family neighbourhood. s.22(1)

s.22(1) I am already hyper vigilant about my surroundings. With many elderly in the neighbourhood and children who walk by to attend nearby Van Horne Elementary School, I am also concerned about their safety. Because this liquor store is proposing to be open until 11 pm every night of the week and as the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is also concerned about robberies, assaults, etc. The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location is identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main and 41st as a Local Shopping Area. The proposal for the liquor store is contrary to the guidelines. In terms of inadequate traffic access to Woodstock Street, there are no advance green lights at the busy Main and 41st intersection so there are often many cars in the left turn lanes. There is no left turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from south and east will have to access the site from 41st Avenue and the narrow 15 feet laneway, assuming the laneway can accommodate two-way traffic. Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock or travel through neighbouring streets. Having lived in this area for a number decades and seen the busy traffic at 41st and Main, I have looked out my window and seen accidents or, in crossing the street, seen many near-miss or nearly been hit if I were not aware of traffic. With the proposed location this could lead to increase accidents and near-miss with other cars and pedestrians. There is inadequate parking in this area. The applicant has informed the City that there will be 4 underground parking spaces for this store whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main and 41st area is "no parking." Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 feet lane is too narrow for both traffic and parking. The liquor store is proposing to be open 9 am to 11 pm Monday to Sunday. This is unacceptable in our neighbourhood where we have many people who rise early for work and children who go to bed early. In comparison, the liquor store on Main and 28th closes at 8 pm Monday to Thursday, 9 pm Friday and Saturday, and 6 pm Sunday. A liquor store is incompatible with family housing within the building. The City's Zoning Bylaw for this site requires the following: "The design and layout of at least 35% of the dwelling units must: (a) be suitable for family housing; (b) include two or more bedrooms; and (c) comply with Council's 'High Density Housing for Families and Children Guidelines;'" A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children. The 6-storey, 47 apartments building is a rental only building. This means there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. The Little Mountain site, only 4 blocks away, has a supportive housing building operated by Coast Mental health and eventually will consist of 282 social housing units. The neighbourhood does not have information about the future social housing units to be constructed - whether those will be for low income families, those with disabilities, or those with addiction issues. We are concerned that this liquor store - especially with a possible marijuana store across the corner - would not be a good fit with the Little Mountain site. In summary, a liquor store is not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Q2. **Street address**

s.22(1)

Q3. **Postal code**

s.22(1)

Q4. **Your overall position about the application:**

Opposed



**Respondent No:** 18

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

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

**Responded At:** Apr 12, 2021 16:36:42 pm

**Last Seen:** Apr 12, 2021 16:36:42 pm

**IP Address:** n/a

**Q1. Your comments:**

TO: City of Vancouver, Planning Department, Director of Planning Attention: Claudia Hicks, Project Coordinator RE: Development Application DP-2021-00051 – Liquor Store The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41st to “Type – 3 Liquor Store”. I am NOT in favour of this change of use for the following reasons: It is important that such a busy corner such as 41st and Main be kept free from obstructions caused by the proposed liquor store. As you can see below, there are many reasons why this liquor store is unnecessary at this street corner. But out of my many concerns is the fact the store is wishing to operate 7 days a week from 9am-11pm. This seems a little absurd. Contrary to City Guidelines – The City’s “Liquor Store Guidelines” as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41st as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City’s “Liquor Store Guidelines”. Existing Nearby Liquor Stores – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39th – only 6 blocks away – and because there is already another liquor store at Main/28th – 13 blocks away. Inadequate Traffic Access to Woodstock Street – There are no advanced green lights at the busy Main/41st intersection so there are often many cars in the left-turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street. Cars from the south and east will have to access the site from 41st Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic. Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets. Inadequate Parking – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41st area is “no parking”. Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking. Hours of Operation – The Main/41st liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28th liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. Safety Issues – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc. Liquor Store Incompatible with Family Housing within Building – The City’s Zoning Bylaw for this specific site requires the following: “The design and layout of at least 35% of the dwelling units must: (a) be suitable for family housing; (b) include two or more bedrooms; and (c) comply with Council’s “High-Density Housing for Families with Children Guidelines”. A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children. Little Mountain Site - Main/37th – The Little Mountain site, only 4 blocks away from the Main/41st intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low-income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site. Panhandlers – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc. This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41st intersection – and for our community in general. Renters Only Within Building – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store. In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development. Date: April 12, 2021 s.22(1)

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

Q4. **Your overall position about the application:**

Opposed

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**Respondent No:** 19

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

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

**Responded At:** Apr 12, 2021 22:10:33 pm

**Last Seen:** Apr 12, 2021 22:10:33 pm

**IP Address:** n/a

**Q1. Your comments:**

Close to schools.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



**Respondent No:** 20

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

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

**Responded At:** Apr 16, 2021 19:14:50 pm

**Last Seen:** Apr 17, 2021 01:58:29 am

**IP Address:** s.22(1)

**Q1. Your comments:**

Although there are a few commercial businesses in the area (intersection of Main / 41), all the businesses close quite early. This store is proposing to open until 11pm which is significantly later than the other businesses in the area and will be disruptive to a very family-friendly residential neighbourhood. There's also very limited parking in the area which has been a recurring issue for the residents in the neighbourhood. Recently, restrictions have been added to Main/Ontario as construction starts on the housing development, leaving even fewer parking spaces. There is also a (large) BC Liquor store on 5555 Cambie which is about a 10-15 min walk (5 minute drive away).

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed



Respondent No: 21

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 18, 2021 18:15:47 pm

Last Seen: Apr 18, 2021 18:15:47 pm

IP Address: n/a

**Q1. Your comments:**

To: Claudia Hicks, Project Coordinator, City of Vancouver Re: 188 East Woodstock Avenue DP-20210-00051 I have previously written to oppose the liquor store proposed for this building at Main/41st. I have not received an email from the City that a decision has been made on this application. I have been a property owner in this neighbourhood for s.22(1) years and during that time I have been s.22(1) including most recently the proposed marijuana store and the proposed liquor store on the corner of Main/41st. A few days ago I received a card from the City of Vancouver about an extension of the building at 137 East 37th Avenue (the "137 Building") - DP-2018-00347. The 137 Building is a temporary supportive housing building operated by Coast Mental Health. The notice from the City suggested that the 137 Building itself was being extended, but after inquiries to the City, I received the following information: "To clarify, the original permit for this building was set to expire at the end of June. The extension request calls for the building to remain on this site until the end of November at which time it will be dismantled and relocated to a different parcel on the Little Mountain site. A separate development permit application is required for the relocated building." "... here is some additional information: · The permit for the existing modular housing on this site is set to expire at the end of June 2021 · The extension request is to extend the permit until the end of November 2021 at which time the tenants will be relocated and the building dismantled · The dismantled building will be relocated on the Little Mountain site and will continue to house people experiencing or at risk of homelessness. I understand the contemplated timeline for the relocated building is 7 years. · The developer is slated to submit an application to develop a permanent social housing building on the former temporary modular housing site at 137 E. 37th Ave. by the end of this year." Needless to say, this came as quite a shock – that the "temporary" building housing people with drug/alcohol/mental health issues will be rebuilt on the same site and stay in our neighbourhood for another 7 years! The neighbourhood is extremely pleased that the City did not approved the marijuana store - although it is possible we will still have a marijuana store if it is approved by the Board of Variance, which I appreciate is a separate body independent of the City's control. I am hopeful that if there is an application to the Board of Variance, the neighbourhood will come out in full force to oppose that application. However, we have not heard from the City whether or not it will approve the liquor store. As the community has made clear to the City, this building together with a marijuana store and/or liquor store is a recipe for problems in our neighbourhood. My position on the extension and relocation of the 137 Building is this – if the liquor store is NOT approved by the City, I will personally not oppose the relocation of the 137 Building, nor will I rally the neighbourhood against it. However, if the liquor store is approved by the City, I will personally oppose the relocation of the 137 Building and I will rally the neighbourhood against it. We cannot have both in our community.

**Q2. Street address**

s.22(1)

**Q3. Postal code**

s.22(1)

**Q4. Your overall position about the application:**

Opposed

Delivered by Email and by Hand

March 28, 2021

His Worship Mayor Kennedy Stewart and Council  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C.  
V5Y 1V4

Dear Mayor Stewart and Council:

Re: Proposed Marijuana Store and Proposed Liquor Store at Main/41st  
DP-2021-00008 and DP-2021-00051

At the beginning of March I received a notice in the mail advising that the City of Vancouver had received a change of use application for a marijuana store on the SW corner of Main/41<sup>st</sup>.

A few days ago I received another notice in the mail advising that the City had received a change of use application for a liquor store on the NW corner of Main/41<sup>st</sup>.

I am strongly opposed to both these uses – both individually and especially together. I feel that these two stores – together with the existing supported housing building at Main/37<sup>th</sup> and the hundreds of other social housing units to be constructed at the Little Mountain site – would be a recipe for disaster for our neighbourhood. Our community fears that these City permissions would transform our lovely neighbourhood into a satellite of the Downtown Eastside.

**Part 1 - The Marijuana Store**

I have been informed by Ms. Giselle Sneddon that the City has not yet made a decision on the marijuana store.

These are the comments that I and many other neighbours provided to the Director of Planning about the proposed marijuana store:

**"Parking** – There is literally not one parking space available for this proposed high-traffic business. All four corners of Main and 41<sup>st</sup> are no parking areas because of bus stops and the Chevron station. The rear of this building has a gated parkade that is available only to tenants with electronic access. The few parking spaces on surrounding streets are already in high demand by residents.

**Nearby Existing Cannabis Store** – There is already a cannabis store only 7 blocks away at Main and 48<sup>th</sup> Avenue. This is not an essential service such that another cannabis store is needed at 41<sup>st</sup> Avenue.

**Risk of Violent Crime** – A high profile murder by shooting, of Dank Mart owner Amin Shahin Shakur, took place on July 13, 2020 just steps away from the adjoining cannabis store on Main/48<sup>th</sup>. Charges have been laid against Mohammed Abu-Sharife. Our neighbourhood does not want a business that will increase the risk of violent crime.

**Invalid Notice to Neighbourhood** – The City's notice to the neighbourhood advised that the applicant is "Cannabis Exchange". This is obviously incorrect. An application can be submitted only by a legal person – an individual or a corporation. "Cannabis Exchange" is neither. The invalidity of this notice means that any permission granted by the City would be unlawful and legally void.

**Actual Applicants** – It appears the incorrect notice to residents should have correctly stated the applicants as Carson Phillips and Pineapple Exchange Cannabis II Corp., according to a sign posted on the property. The name "Pineapple Exchange" is likely a nod to the movie "Pineapple Express", a "2008 American buddy stoner action comedy".

**Nearby School** – This location is just a few blocks away from Van Horne School, a large public elementary school. Hundreds of students walk past this Main/41<sup>st</sup> corner every day on their way to and from school. A marijuana store in their neighbourhood sends the wrong message to these impressionable children that drugs are acceptable. The children may even be at risk from encounters with drug-impaired persons.

**Unsafe Vehicle Traffic** – Main and 41<sup>st</sup> is a high-speed, high-hazard intersection - without left turn signals, with a steady stream of buses, and with cars making awkward turns into and out of the Chevron station. The narrow sidewalks on this SW corner are crowded with pedestrians and bus passengers. The presence of drug-impaired patrons of a marijuana store next to these high-speed streets could create safety risks to themselves and to others.

**Harassment of Bus Passengers** – The community has a concern that the presence of this marijuana store would increase panhandling and solicitation of money from waiting bus passengers and other pedestrians.

**Nearby Social Housing Building** – This Riley Park neighbourhood was once characterized as a "rough" east-side area, but over past years we have worked hard to establish it as a solid, safe, family neighbourhood. Sadly this has been somewhat eroded by the construction of a social housing building at Main/37<sup>th</sup>, called The Beach. Since that time our community has seen an increase in graffiti, bicycle thefts, prowlers, porch thieves, drug paraphernalia, impaired persons laying on boulevards, etc. The community believes two recent widely publicized sexual assaults were committed by one of its residents. The community fears that the presence of a marijuana store just blocks away from this social housing building will exacerbate the crime in our area. Needless to say, the presence of a marijuana store just 4 blocks from this building will not assist its 50 residents to maintain their sobriety.

**Incompatibility With Neighbourhood** – There is a new mixed-use building under construction on the NW corner of Main/41<sup>st</sup>. The community is hopeful that this new building will be an asset to the neighbourhood, with amenities that we are currently lacking – such as a coffee shop, green grocery, bakery, and delicatessen. We feel that the presence of a marijuana store as the anchor tenant across the street would discourage this type of positive business from locating in our area.

In summary, a marijuana store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development."**

## **Part 2 - The Liquor Store**

I am opposed to the proposed liquor store for the following reasons:

**Contrary to City Guidelines** – The City cannot approve a liquor store at this location because doing so would be contrary to the City's own "Liquor Store Guidelines" as adopted by Council.

The Guidelines state:

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

"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."

"Local Shopping Areas are shown on the attached map 1, and their boundaries are described in the attached table."

Neither the attached table nor the attached map 1 designate Main/41<sup>st</sup> as a Local Shopping Area.

<p><b>The proposed liquor store may not lawfully be located at the Main/41<sup>st</sup> intersection because it is not a designated Local Shopping Area.</b></p>
--

The Zoning Bylaw for this specific site – CD-1 (723) – states:

"Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (723), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are: .... Liquor Store".

The City's notice to the neighbourhood states:

"Under the site's existing CD-1 (723) zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning."

This is not true.

A liquor store is not conditionally permitted under the CD-1 (723) Zone if it is contrary to Council guidelines. The Director of Planning may not permit a liquor store under Zone CD-1 (723) if it contrary to Council guidelines. The Director of Planning may not permit this liquor store under Zone CD-1 (723) because it is contrary to Council guidelines.

Under the CD-1 (723) Zone, the City may not permit this liquor store because it is contrary to Council's "Liquor Store Guidelines."

**Existing Nearby Liquor Stores** – This liquor store is entirely unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

This liquor store is a private liquor store and not a replacement of the Oakridge one which is operated by BC Liquor Stores.

Our community feels that another liquor store is not a good planning choice considering we do not have a local coffee shop, green grocery or bakery. Our nearest grocery stores are the Safeway at Oakridge – in the middle of a construction site – and the small stores Nesters on Main and Buy Low on Fraser. None of these are within walking distance.

The possible liquor store is especially disappointing since the brochure on the developer's website shows images of a high-end coffee shop. <http://urbanpropertiesgroup.ca/leases/main-41st-vancouver/>

**Inadequate Traffic Access** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. As you can see from the drawing attached, there is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – or else make illegal and risky left turns onto Woodstock Street.

Cars coming from the west cannot turn left into the laneway because of the traffic median. If they turn left at Main Street, they will be forced to make an illegal and risky left turn onto Woodstock Street.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store. This store – at 4493 sq.ft. – 13% larger than a standard City lot – can be compared to the Oakridge liquor store which has 62 parking spaces.

Clearly four parking spaces is inadequate for a liquor store of this size. There is no doubt that customers would park in the already crowded surrounding neighbourhood and in the narrow 15ft. lane.

However, as can be seen by the drawing attached – with no parking areas marked in red – there is literally no neighbourhood parking available for this liquor store.

**Hours of Operation** – The Oakridge liquor store – which is not within a residential neighbourhood – closes at 11pm most evenings, but closes at 8pm Fridays and 9pm Sundays.

The Main/28<sup>th</sup> liquor store – which is within a residential neighbourhood – closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is frankly unacceptable in our residential neighbourhood.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or in the narrow dark laneway, safety becomes a prime concern. This situation invites robberies, sexual assaults and other violence.

**Incompatible with Little Mountain Social Housing** – As explained above in relation to the proposed marijuana store, our community has experienced significant negative effects from the supported social housing building at Main/37<sup>th</sup>. When the Little Mountain site is completely constructed, there be approximately 282 social housing units only 4 blocks away from the Main/41<sup>st</sup> intersection.

Although many people in social housing do not have drug and alcohol problems, many do. It would be a disservice to these good people – and the good people in our neighbourhood – to have a liquor store at Main/41<sup>st</sup>.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites have complaints of panhandlers being aggressive, rude to women, etc.

This situation would not be compatible with all the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – nor would it be compatible with our community in general.

Information provided by the developer of this building indicates that within a 5 minute radius of the Main/41<sup>st</sup> intersection the average household income is \$111,317. I am a §.22(1) My next door neighbours are §.22(1) and §.22(1) This is not a neighbourhood where panhandling, graffiti, and crimes are common – or welcome.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that occupants of the building, as renters, will not be invested in the neighbourhood in the way that owner-occupants would be. It also means that there will be no strata corporation or strata council to handle complaints and act on behalf of the owners. In other words, there will be no organized owner presence to unofficially police the liquor store.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site - CD1 (723) - requires the following:

“The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's “High-Density Housing for Families with Children Guidelines”.

A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

**Inconsistent Applicant Information to Neighbourhood** – An application may be made to the City only by a legal person – an individual or a corporation. The card distributed to the neighbourhood advises that the applicant for the liquor store permission is “DeAngelis Architecture The A Studio”. This is obviously not a legal person – thus the City did not receive a valid application.

Background information on the City’s website indicates that the applicants might be John Teti and Roger Gibson – or the applicant might be West Coast Liquor Company Ltd.

The City has failed to correctly inform the neighbourhood of the applicant for this permission – which means the neighbourhood is unable to make full and informed submissions about this liquor store application. The City’s notice to the neighbourhood is invalid.

**Inconsistent Address Information to Neighbourhood** - The neighbourhood received inconsistent information about the legal location of this property. The card and architectural plans on the City’s website state the address as 188 East Woodstock Avenue, but other background information on the City’s website states the address as 5699 Main Street. The zoning bylaw (CD-1 (723)) lists the address as 5679 Main Street (189-193 East 41st Avenue and 5679-5695 Main Street).

In other words, the City provided the residents with 5 different addresses for this property.

This inconsistency makes the notice to the neighbourhood invalid.

**Inconsistent Legal Description to Neighbourhood** - The architectural plans on the City’s website indicates the legal description of the property is LOT 12 TO 16, BLOCK L, PLAN VAP1393, DISTRICT LOT 639 & 640WPT, NEW WESTMINSTER LAND DISTRICT. No parcel identifier number was provided.

However, the BC Assessment website indicates that the legal description of 188 East Woodstock Avenue is Lot 1 Block L Plan EPP86476 District Lot 639 Land District 1 Land District 36 & DL 640 PID: 030-675-707.

These are two entirely different legal descriptions. This inconsistent information makes it impossible for the neighbourhood to review title searches, to review registered owners and to review registered charges on the property.

This inconsistency and absence of information makes the notice to the neighbourhood invalid.

**Inconsistent Size Information to Neighbourhood** – The City card states the size of the liquor store will be approximately 4493 sq.ft. – but the architectural plans on the City’s website state the “gross tenant floor area = 3384.7 SF”.

The architectural plans show the liquor store as filling virtually all of the ground floor commercial space, but the architectural plans state “commercial gross area = 7760 SF”.

This inconsistent size information makes it impossible for the neighbourhood to make meaningful comments about this application. The notice to the neighbourhood is invalid.

**Refer Decision to Council** – There is little doubt that this liquor store application is “controversial” and, pursuant to the City’s Liquor Store Guidelines, it ought to be referred to Council for decision:

“Applications deemed controversial by the Director of Planning may be referred to Council for advice.”

There are BC court decisions where the court has ruled that the word “may” should be interpreted in the context as “must”.

Our neighbourhood urges the City to do the right thing and refuse permissions for both the marijuana store and the liquor store.

Sincerely,

s.22(1)

c.c. Mr. Gil Kelley, General Manager of Planning, Urban Design and Sustainability

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

**Additional comments:** SEE ATTACHED LETTER

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

**Inadequate Traffic Access to Woodstock Street** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic.

Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41<sup>st</sup> area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking.

**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site requires the following:

"The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

**Little Mountain Site - Main/37th** – The Little Mountain site, only 4 blocks away from the Main/41<sup>st</sup> intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 9, 2021

April \_\_\_\_\_, 2021

Name: [print] s.22(1)

Name: [print] \_\_\_\_\_

Signature: s.22(1)

Signature: \_\_\_\_\_

Street Address: s.22(1)

Street Address: \_\_\_\_\_

Postal Code: s.22(1)

Postal Code: \_\_\_\_\_

APRIL 9, 21

ATTENTION: CLAUDIA HICKS

RE: LIQUOR STORE DEVELOPMENT APPLICATION

I STRONGLY AGREE WITH ALL THE REASONS LISTED IN THIS LETTER FOR NOT ALLOWING A LIQUOR STORE AT THE 41<sup>ST</sup> & MAIN DEVELOPMENT.

A LIQUOR STORE OF THAT SIZE, WITH ITS REQUESTED LONG HOURS OF OPERATION AND LACK OF ADEQUATE PARKING, IS A RECIPE FOR PROBLEMS THAT A FAMILY ORIENTED NEIGHBORHOOD SHOULD NOT HAVE TO DEAL WITH.

I GREW UP ON THIS STREET s.22(1) AND THAT RETAIL CORNER HAD STORES USEFUL TO A FAMILY ORIENTED NEIGHBORHOOD ....

GROCERY STORE - BARBER SHOP  
HARDWARE STORE - DRUG STORE  
& BAKERY

NOW, WITH MANY MORE PEOPLE LIVING IN THIS AREA, TRADING ALL THOSE USEFUL STORES FOR ONE VERY LARGE LIQUOR STORE MAKES NO SENSE, ESPECIALLY WHEN THERE ARE OTHER LIQUOR STORES NOT FAR AWAY.

CLAUDIA.... PLEASE DO NOT ALLOW THIS DEVELOPMENT

YOURS SINCERELY s.22(1)

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

Additional comments: Opposed

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

**Inadequate Traffic Access to Woodstock Street** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

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Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41<sup>st</sup> area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking.

**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site requires the following:

"The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
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A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

**Little Mountain Site - Main/37th** – The Little Mountain site, only 4 blocks away from the Main/41<sup>st</sup> intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 8, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

April 8, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

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TO: City of Vancouver, Planning Department, Director of Planning

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I am NOT in favour of this change of use for the following reasons:

**Additional comments:** Alcohol consumption, increase risk of road closure!

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

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Date: April 6, 2021

April \_\_\_\_\_, 2021

Name: [print] Dr. Jason Chen

Name: [print] \_\_\_\_\_

Signature: [Signature]

Signature: \_\_\_\_\_

Street Address: 5783 Main St

Street Address: \_\_\_\_\_

Postal Code: V6M 4G7

Postal Code: \_\_\_\_\_

Dr. Jason Chen  
1161 Pender St. Vancouver  
V6E 1K6  
Tel: (604) 681-1111  
Fax: (604) 681-1112

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

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I am NOT in favour of this change of use for the following reasons:

**Additional comments:** *in addition to below: there is an Elementary School (Van Horne) and high school (John Oliver) within short distance away. There is already a cannabis store application at Main + 41<sup>st</sup> location; we will become increasing a less family oriented neighbourhood; no parking for employees.*

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

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**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 12, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

April 12, 2021 s.22(1)

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

**Additional comments:** \_\_\_\_\_  
\_\_\_\_\_

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

**Inadequate Traffic Access to Woodstock Street** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic.

Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41<sup>st</sup> area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking.

**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site requires the following:

"The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

**Little Mountain Site - Main/37th** – The Little Mountain site, only 4 blocks away from the Main/41<sup>st</sup> intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 02, 2021

s.22(1)

Name: [print]

s.22(1)

Signature:

s.22(1)

Street Address:

s.22(1)

Postal Code:

April 02, 2021

s.22(1)

Name: [print]

s.22(1)

Signature:

s.22(1)

Street Address:

s.22(1)

Postal Code:

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

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I am NOT in favour of this change of use for the following reasons:

**Additional comments:**

*WE ARE A LONG TIME HOME OWNERS AS A SENIOR WE WOULD PREFER SOMEWHAT MORE CONVINCE USE OF THAT RETAIL OUTLETS RATHER THEN A LARGE LIQUOR STORE THAT WILL ATTRACT MUCH MORE VEHICLE TRAFFIC AND CRIMES THAT WILL EFFECTED OUR LIVES AND PROPERTY VALUES. WE ARE AGAINST THIS*

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines". *PROPOSAL THANK YOU*

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

**Inadequate Traffic Access to Woodstock Street** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic.

Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41<sup>st</sup> area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking.

**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site requires the following:

"The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

**Little Mountain Site - Main/37th** – The Little Mountain site, only 4 blocks away from the Main/41<sup>st</sup> intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 8, 2021

April \_\_\_\_\_, 2021

Name: [print] \_\_\_\_\_

Name: [print] \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Street Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Postal Code: \_\_\_\_\_

City Hall

453 West 12th Avenue

Vancouver BC V5Y 1V4



April 5, 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

As a longtime residents of this neighbourhood, we are disappointed at this development, and I vote **NOT** in favour of this change of use for the following reasons:

**We don't want another liquor store in this location** when there are so many existing nearby liquor stores. This private liquor store is absolutely unnecessary because there is already a very large liquor store at Oakridge on Cambie and 39<sup>th</sup> Avenue and another liquor store at Main and 28<sup>th</sup>. Vehicles from the south and east will have to access the site from 41<sup>st</sup> Avenue and the ridiculously narrow fifteen foot laneway.

**Traffic is horrendous in this neighborhood of 41st and Main.** There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

**Parking is hazardously non-existent** in this area and the location of this proposed liquor store will create chaos for residents for families here. Now, knowing that this applicant has indicated to the City that there will be four underground parking spaces for this liquor store does not give me much confidence in how this will solve the parking problems in this neighbourhood. The Oakridge area BC Liquor Store has 62 parking spaces. Four parking spaces is a complete joke for a liquor store of this size. Much of the Main and 41<sup>st</sup> area has "no parking" signs and allowing a liquor store without adequate parking will only create more confusion and tension for the neighbourhood. Quite likely, as liquor store customers would be forced to park in the already crowded surrounding neighbourhood, this fifteen foot lane is much too narrow for both traffic and parking.

**The hours of this store** are proposed to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood, especially as the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday. How could this be permitted in our neighbourhood? Moreover, due to these late hours (11pm every night) of the week, with limited available parking spaces

and the narrow dark laneway, we are very concerned about robberies, sexual assaults, etc, all happening in other parts of the City of Vancouver with locations close to liquor stores.

s.22(1) we feel badly for the families moving in there as the liquor store contravenes the City's Zoning Bylaw for this specific site which originally requires "The design and layout of at least 35% of the dwelling units should be for (a) be suitable for family housing; and secondly, comply with Council's "High-Density Housing for Families with Children Guidelines". Now, as someone who can read the law, I find it highly suspicious and wrong for a liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

Moreover, as this is a rental-only building, the residents actually do not have its own strata corporation or strata council (like my building) to handle complaints and act on behalf of the occupants when there are problems with the liquor store. I think that is why the liquor store is proposing it for this reason to take advantage of its residents -- and that is morally and ethically wrong.

Finally, as people who is diligent in reading and understanding the City's "Liquor Store Guidelines" as adopted by Council in 2012 (<https://vancouver.ca/files/cov/liquor-store-guidelines.pdf>), I know that the City does not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. These same Guidelines indicate that Main and 41<sup>st</sup> is not a Local Shopping Area. A liquor store should not and cannot legally be located there because it contravenes the City's "Liquor Store Guidelines".

In summary, a liquor store is simply not compatible with our friendly, improving, family-oriented neighbourhood. Please do not approve this development.

Date: April 5, 2021

Name: s.22(1)  
s.22(1)

Signature: \_\_\_\_\_

Address: s.22(1)

5679 Main/aka 188 E. Woodstock.



TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

**Additional comments:** *We already have two liquor stores within walking distance. It will cause unacceptable noise 11pm each night. It will destroy the ambience of the neighbourhood!*

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

**Inadequate Traffic Access to Woodstock Street** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic.

Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41<sup>st</sup> area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking.

**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site requires the following:

"The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

**Little Mountain Site - Main/37th** – The Little Mountain site, only 4 blocks away from the Main/41<sup>st</sup> intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 2<sup>nd</sup>, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

April 2<sup>nd</sup>, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**



The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

**Additional comments:** I THINK A STORE THAT SOLD FOOD  
INSTEAD OF ALCOHOL WOULD BE MUCH BETTER  
FOR THE NEIGHBOURHOOD.

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

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Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic.

Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41<sup>st</sup> area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking.

**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor store closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site requires the following:

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**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 1, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

April \_\_\_\_\_, 2021

Name: [print] \_\_\_\_\_

Signature: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

**Additional comments:** I want to live in safe and clean environment

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

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**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April \_\_\_\_/\_\_\_\_, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

April \_\_\_\_/\_\_\_\_, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

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TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

**Additional comments:** *Safety Issues, Busy traffic, Elementary school nearby, worry about the younger kids.*

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away.

**Inadequate Traffic Access to Woodstock Street** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic.

Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

**Inadequate Parking** – The applicant has informed the City that there will be 4 underground parking spaces for this liquor store, whereas the Oakridge liquor store has 62 parking spaces. Four parking spaces is inadequate for a liquor store of this size. Virtually all of the Main/41<sup>st</sup> area is "no parking". Liquor store customers would be forced to park in the already crowded surrounding neighbourhood. The 15 ft. lane is too narrow for both traffic and parking.

**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

**Liquor Store Incompatible with Family Housing within Building** – The City's Zoning Bylaw for this specific site requires the following:

"The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

A liquor store that takes up virtually all of the ground floor retail space is not compatible with the 35% of the upstairs residents who will be families with children.

**Little Mountain Site - Main/37th** – The Little Mountain site, only 4 blocks away from the Main/41<sup>st</sup> intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 1, 2021

April \_\_\_\_\_, 2021

Name: [print] \_\_\_\_\_

Name: [print] \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Street Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Postal Code: \_\_\_\_\_

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

**RE: Development Application DP-2021-00051 – Liquor Store**

The City of Vancouver distributed notices to our neighbourhood advising that it had received an application to approve the use of the building under construction on the NW corner of Main/41<sup>st</sup> to "Type – 3 Liquor Store".

I am NOT in favour of this change of use for the following reasons:

**Additional comments:** *THREE LIQUOR STORES IN 1/4 K.M RADIUS*  
*SO WE DO NOT NEED ANOTHER LIQUOR STORE* s.22(1)  
*SO PLEASE DO NOT APPROVE THIS.* s.22(1)

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

**Existing Nearby Liquor Stores** – This private liquor store is unnecessary because there is already the flagship liquor store at Oakridge on Cambie/39<sup>th</sup> – only 6 blocks away – and because there is already another liquor store at Main/28<sup>th</sup> – 13 blocks away. *FRASER ST & 47 AVE*

**Inadequate Traffic Access to Woodstock Street** – There are no advance green lights at the busy Main/41<sup>st</sup> intersection so there are often many cars in the left turn lanes. There is no left-turn access onto Woodstock Street because of the left turn lane. This means that only cars coming from the north can turn right onto Woodstock Street.

Cars from the south and east will have to access the site from 41<sup>st</sup> Avenue and the narrow 15ft. laneway – assuming the laneway can accommodate two-way traffic.

Cars coming from the west cannot turn left into the laneway because of the traffic median. This means they will need to make illegal and risky left turns from Main Street onto Woodstock Street – or travel through neighbouring streets.

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**Hours of Operation** – The Main/41<sup>st</sup> liquor store is proposing to be open 9am – 11pm Monday to Sunday. This is unacceptable in our residential neighbourhood. In comparison, the Main/28<sup>th</sup> liquor closes at 8pm Monday to Thursday, 9pm Friday and Saturday, and 6pm Sunday.

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

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**Little Mountain Site - Main/37th** – The Little Mountain site, only 4 blocks away from the Main/41<sup>st</sup> intersection, has a supportive housing building operated by Coast Mental Health and eventually it will house approximately 282 total social housing units. The neighbourhood does not have information about the future social housing units to be constructed – whether those will be for low income families, for the disabled, or for those with drug/alcohol issues. We are concerned that this liquor store – especially with a possible marijuana store across the corner – may not be a good fit with the Little Mountain site.

**Panhandlers** – It is a known fact that liquor stores in Vancouver are frequented by panhandlers. Social media sites list complaints of liquor store panhandlers being aggressive, rude to women, etc.

This situation raises concerns for the children who walk to and from the nearby Van Horne Elementary School through the Main/41<sup>st</sup> intersection – and for our community in general.

**Renters Only Within Building** – The proposed liquor store will be within a rental only building – with 6 storeys and 47 apartments. This means that there will be no strata corporation or strata council to handle complaints and act on behalf of the occupants when there are problems with the liquor store.

In summary, a liquor store is simply **not compatible** with our friendly, improving, family-oriented neighbourhood. **Please do not approve this development.**

Date: April 31<sup>st</sup>, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

April 31<sup>st</sup>, 2021

Name: [print] s.22(1)

Signature: s.22(1)

Street Address: s.22(1)

Postal Code: s.22(1)

April 1, 2021

TO: City of Vancouver, Planning Department, Director of Planning

Attention: Claudia Hicks, Project Coordinator

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I am NOT in favour of this change of use for the following reasons:

**Additional comments:** *I strongly object to the Liquor store project especially pairing with a marijuana store across the street in my residential neighbourhood. A better idea would be to set up a pharmacy instead, caring for residents' health.*

**Contrary to City Guidelines** – The City's "Liquor Store Guidelines" as adopted by Council do not allow new liquor stores unless the location has been identified in the Guidelines as a Local Shopping Area. The Guidelines do not designate Main/41<sup>st</sup> as a Local Shopping Area. A liquor store cannot be located there because it is contrary to the City's "Liquor Store Guidelines".

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*Thank you kindly for noting the above.*

s.22(1)

*The Neighbourhood. < see reverse please >*

**Safety Issues** – Because this liquor store is proposing to be open until 11pm every night of the week and because the only available parking spaces will be underground or perhaps in the narrow dark laneway, the neighbourhood is concerned about robberies, sexual assaults, etc.

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Date: April \_\_\_\_ / \_\_\_\_, 2021

Name: [print] \_\_\_\_\_  
s.22(1)

Signature: \_\_\_\_\_  
s.22(1)

Street Address: \_\_\_\_\_  
s.22(1)

Postal Code: \_\_\_\_\_  
s.22(1)

April \_\_\_\_ / \_\_\_\_, 2021

Name: [print] \_\_\_\_\_  
s.22(1)

Signature: \_\_\_\_\_  
s.22(1)

Street Address: \_\_\_\_\_  
s.22(1)

Postal Code: \_\_\_\_\_  
s.22(1)

From: s.22(1)  
To: "Hicks, Claudia" <claudia.hicks@vancouver.ca>  
CC: [John@gibsonhospitality.com](mailto:John@gibsonhospitality.com)  
"Roger Gibson" <roger@gibsonhospitality.com>  
Date: 4/12/2021 7:53:54 PM  
Subject: [EXT] 188 E Woodstock Avenue DP-2021-00051  
Attachments: 188 E Woodstock Petition of Support.pdf  
Mailed Letter Responses.pdf

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**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.

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Hello Claudia,

Please find attached a petition of support with approximately 218 residents living nearby the proposed liquor store, most of whom have provided their name, contact number and address.

In addition, the West Coast Liquor Company had sent a letter to the surrounding area to introduce themselves and the proposed store. The responses to those letters are the file attached, named 'Mailed Letter Responses'.

The map images attached show the proximity of all the above supporters to the proposed location.

Best regards,

s.22(1)



s.22(1)



s.22(1)



s.22(1)



# Letter of Support

We, the immediate neighbours of the Main Street and East 41<sup>st</sup> Avenue commercial area in Vancouver, are in support of a specialty beer and wine store to be located at 188 East Woodstock Avenue.

We support the development permit application DP-2021-00051 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			

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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)		

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35	s.22(1)		
36	s.22(1)		
37	s.22(1)		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)		

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52	s.22(1)		
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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)		
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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)		
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85	s.22(1)		

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87	s.22(1)		
88	s.22(1)		
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91	s.22(1)		
92	s.22(1)		
93	s.22(1)		
94	s.22(1)		
95	s.22(1)		
96	s.22(1)		
97	s.22(1)		
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110	s.22(1)		
111	s.22(1)		
112	s.22(1)		
113	s.22(1)		
114	s.22(1)		
115	s.22(1)		
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121	s.22(1)		
122	s.22(1)		
123	s.22(1)		
124	s.22(1)		
125	s.22(1)		
126	s.22(1)		
127	s.22(1)		
128	s.22(1)		
129	s.22(1)		
130	s.22(1)		
131	s.22(1)		
132	s.22(1)		
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140	s.22(1)		
141	s.22(1)		
142	s.22(1)		
143	s.22(1)		
144	s.22(1)		
145	s.22(1)		
146	s.22(1)		
147	s.22(1)		
148	s.22(1)		
149	s.22(1)		
150	s.22(1)		
151			
152			
153			
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	s.22(1)		
	s.22(1)		
	s.22(1)		

## Roger Gibson

---

**From:** s.22(1)  
**Sent:** Thursday, April 1, 2021 7:28 AM  
**To:** Roger Gibson  
**Subject:** West Coast Liquor Company

As a neighbour on 37th Avenue, I support your efforts to establish a store at the M41N Development and I wish you good luck with it.

Sincerely,

s.22(1)

## Roger Gibson

---

**From:** s.22(1)  
**Sent:** Friday, April 9, 2021 1:05 PM  
**To:** Roger Gibson  
**Subject:** Re: M41N Development Store

No problem.

s.22(1)

Thanks,

s.22(1)

On Apr 9, 2021, at 12:45 PM, Roger Gibson <roger@gibsonhospitality.com> wrote:

Thank you s.22(1) for your support, would you please e mail your address a requirement of the City .  
thanks

**From:** s.22(1)  
**Sent:** Friday, April 9, 2021 12:41 PM  
**To:** Roger Gibson <roger@gibsonhospitality.com>; John Teti <john@gibsonhospitality.com>  
**Subject:** M41N Development Store

Hello,

I received your letter in our mailbox; I live a couple blocks away on Main & 39th Avenue.

I'd look forward to seeing a West Coast Liquor Store at the new M41N development. That corner is in dire need of some refreshing, vitalizing retail options and your store would most definitely be welcome!

Happy to provide any further letters/emails of support if needed.

Thanks,  
s.22(1)

## John Teti

---

**From:** s.22(1)  
**Sent:** Friday, April 9, 2021 12:58 PM  
**To:** John Teti  
**Subject:** Re: Liquor Store at M41N  
**Attachments:** s.22(1) Resume.pdf

Hi Again,

Absolutely, my address is s.22(1) Vancouver, BC s.22(1)

As requested, please find my resume attached.

Best of luck!

s.22(1)

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**From:** John Teti <john@gibsonhospitality.com>  
**Sent:** April 9, 2021 10:32 AM  
**To:** s.22(1)  
**Subject:** Re: Liquor Store at M41N

Hi s.22(1)

Thank you for your e-mail of support, it is greatly appreciated. The City's requirement is that all supporters must include their address

Would you be so kind as to include your address.

Please feel free to send your resume to the same e-mail address.

Thank you,  
John Teti

Sent from my iPhone

On Apr 9, 2021, at 8:29 AM, s.22(1) wrote:

Good Morning Mr. Teti,

I'm in full support of a Liquor Store at 41st & Main. The neighborhood used to have a pub across the street called Penny Lane that did very well. This part of Main Street needs some more businesses and having a liquor store on that corner may encourage other businesses to open there as well.

That said, when you're looking to hire, please get in touch!

Best of Luck,

## John Teti

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**From:** s.22(1)  
**Sent:** Tuesday, April 6, 2021 2:19 PM  
**To:** John Teti  
**Subject:** Re: Support for M41N store

Sure thing! Our address is s.22(1) Vancouver BC  
s.22(1)  
Good luck!

Sent from my iPhone

> On Apr 6, 2021, at 1:55 PM, John Teti <john@gibsonhospitality.com> wrote:

>

> Hi s.22(1)

>

> Thank you for your support s.22(1) s.22(1) your support is greatly appreciated. The City requires that an address must be included on all documents of support. Would you please include your address, so that we may include yourself as in support of our application.

>

> Thank you,

> John Teti

>

> -----Original Message-----

> From: s.22(1)

> Sent: Tuesday, April 6, 2021 1:34 PM

> To: John Teti <john@gibsonhospitality.com>

> Subject: Support for M41N store

>

> Hi John,

> Sending this email to express our support for your new store. We are excited to welcome you to the neighbourhood!

> s.22(1)

>

> Sent from my iPhone

## Roger Gibson

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**From:** s.22(1)  
**Sent:** Friday, April 2, 2021 2:53 PM  
**To:** John Teti; Roger Gibson  
**Subject:** M4IN

Hi Roger, John,

I'd like to offer my support for the proposed West Coast Liquor Store in the M4IN development at 41st and Main St in Vancouver.

I'm familiar with your stores, particularly the one on Fraser St and I'm always impressed by the knowledge, friendliness and helpfulness of your staff. I welcome the idea of a West Coast Liquor Store close to my home.

Regards,

s.22(1)



## Roger Gibson

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**From:** s.22(1)  
**Sent:** Thursday, April 1, 2021 12:56 PM  
**To:** Roger Gibson  
**Cc:** John Teti  
**Subject:** New Location WCLS

I am a long time resident of the area of 41<sup>st</sup> and Main streets, owning and residing in s.22(1) I am very supportive of West Coast Liquor establishing a new Liquor store at the corner of Main and 41<sup>st</sup>. I believe West Coast Liquor to be responsible and very well operated. As well as being part of, and contributing to the community. West Coast would be welcome and would enhance the area.

Should anyone need to discuss my support of this operation they can contact me directly at the number below.

s.22(1)

s.22(1)

s.22(1)

## Roger Gibson

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**From:** s.22(1)  
**Sent:** Friday, April 2, 2021 5:41 PM  
**To:** Roger Gibson  
**Subject:** Re: Yes to @westcoastliquor for the M41N Development

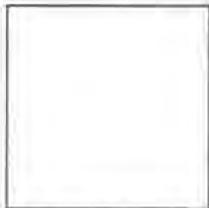
Hi Roger, yes! I sent it to John.

It is s.22(1)

On Fri, Apr 2, 2021 at 5:38 PM Roger Gibson <[roger@gibsonhospitality.com](mailto:roger@gibsonhospitality.com)> wrote:

Thank you s.22(1) would you mind supply your address

**From:** s.22(1)  
**Sent:** Thursday, April 1, 2021 4:47 PM  
**To:** John Teti <[john@gibsonhospitality.com](mailto:john@gibsonhospitality.com)>; Roger Gibson <[roger@gibsonhospitality.com](mailto:roger@gibsonhospitality.com)>  
**Subject:** Yes to @westcoastliquor for the M41N Development



I'm 100% supportive of you moving into our neighbourhood! Please let me know what else you need from me to help support your efforts!

s.22(1)

s.22(1)

## Roger Gibson

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**From:** s.22(1)  
**Sent:** Wednesday, March 31, 2021 7:00 PM  
**To:** John Teti; Roger Gibson  
**Subject:** West Coast Liquor/M41N development

Hi John and Roger;

I am writing this in support of your application for a new liquor store at Main and 41st.

While I admit that I had some concerns that a retail establishment open until 11 p.m. every night might be disruptive, I took the opportunity to discuss the application with my family, and we feel that supporting small business - and one that we will admittedly use - is the right thing to do. We trust that you as business owners will respect your neighbours and help ensure your customers are respectful as well. After years of having an empty lot on the corner we welcome you to our community.

s.22(1)

## Roger Gibson

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**From:** s.22(1)  
**Sent:** Wednesday, March 31, 2021 2:42 PM  
**To:** Roger Gibson  
**Subject:** Re: M41N

You're very welcome! Our address is s.22(1)

s.22(1)

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**From:** Roger Gibson <roger@gibsonhospitality.com>  
**Sent:** Wednesday, March 31, 2021 2:41:13 PM  
**To:** s.22(1)  
**Subject:** RE: M41N

Hi s.22(1) thank you for your support, would you mind sending me your address to prove to the city of your support from neighbour. Thank you

**From:** s.22(1)  
**Sent:** Wednesday, March 31, 2021 2:29 PM  
**To:** Roger Gibson <roger@gibsonhospitality.com>  
**Subject:** M41N

Hi!!

We support the new West Coast liquor store at the M41N development!

s.22(1)  
Neighbours!

## John Teti

---

**From:** s.22(1)  
**Sent:** Thursday, April 1, 2021 7:24 AM  
**To:** John Teti  
**Subject:** Re: M41N Development

Sure, see edited version below. I assume that works.

s.22(1)

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**From:** John Teti <john@gibsonhospitality.com>  
**Sent:** March 31, 2021 5:23 PM  
**To:** s.22(1)  
**Subject:** Re: M41N Development

Hi s.22(1)  
Thank you for your support. Could you include your address for the city please?  
Thank you,  
John Teti

Sent from my iPhone

On Mar 31, 2021, at 4:32 PM, s.22(1) wrote:

Hi John,

I received your letter regarding a new West Coast Liquor Company store at M41N development. I live at s.22(1) and would definitely support your business in the neighborhood. I have shopped at the Fraser Street store and have been really impressed with the craft beer selection and also focus on higher end BC wines including La Vieux Pin. Sometimes when I'm out on errands I'll drop by if I'm driving. Having a new store at Main and 41st would allow me to walk instead of drive to the store.

Good luck with your application.

s.22(1)

## John Teti

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**From:** s.22(1)  
**Sent:** Wednesday, March 31, 2021 6:37 PM  
**To:** John Teti  
**Subject:** M41N development support

Dear Mr. Teti,

Please know that you have my general support for the establishment of a new West Coast Liquor Store in the M41N development.

Yours truly,

s.22(1)

s.22(1)

## Roger Gibson

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**From:** s.22(1)  
**Sent:** Thursday, April 1, 2021 1:18 PM  
**To:** John Teti; Roger Gibson  
**Subject:** West Coast Liquor Store Main & 41st Ave, Vancouver - support

To whom it may concern,

I am writing this email to offer my support to the proposed West Coast Liquor store that is potentially planned for the M41N development at the corner of Main & 41<sup>st</sup> Ave in Vancouver. I am a homeowner in the neighbourhood and can attest to the lack of liquor stores in walking distance. This location would be a 5-minute walk from my home. I support this location not only for its convenience but also the fact that it is a small business that will support local jobs. My experience with other independent local liquor stores is that they have friendly staff who are extremely knowledgeable about their product offerings. Small independent stores such as these also generally have a more robust offering from local wineries, breweries and distilleries further supporting local business and jobs. I fully support a West Coast Liquor Store at this location. Thank you.

Sincerely,

s.22(1)

s.22(1)

## John Teti

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**From:** s.22(1)  
**Sent:** Monday, April 5, 2021 5:30 PM  
**To:** John Teti  
**Subject:** Re: Email of support

s.22(1)

Sent from my iPhone

> On Apr 5, 2021, at 5:05 PM, John Teti <john@gibsonhospitality.com> wrote:

>

> Hi s.22(1)

> Thank you for your e-mail of support. s.22(1) your support is greatly appreciated. The City requires an address for all forms of support. Would you be so kind to include your address.

> Thank you,

> John Teti

>

> Sent from my iPhone

>

>> On Apr 5, 2021, at 3:18 PM, s.22(1) wrote:

>>

>>

>> Hi John and Roger,

>>

>> I would like to support your application for opening a West Coast liquor store at M41N. We live 2 blocks away.

>>

>> Good luck,

>>

>> s.22(1)

## John Teti

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**From:** s.22(1)  
**Sent:** Wednesday, March 31, 2021 12:03 PM  
**To:** John Teti  
**Subject:** Re: M41N

s.22(1)

> On Mar 31, 2021, at 11:46 AM, John Teti <john@gibsonhospitality.com> wrote:

>

> Hi s.22(1)

> Thank you for your support of our proposal to locate a specialty liquor store at 188 East Woodstock ave. Customer parking is provided in the parking area.

> Would you be so kind to provide your address so that the city knows you reside in the neighborhood.

> Thank you,

> John Teti

>

> Sent from my iPhone

>

>> On Mar 31, 2021, at 8:03 AM, s.22(1) wrote:

>>

>> I would approve a specialty liquor store at 41st and Main as long as there is parking.

>>

>> s.22(1)

## John Teti

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**From:** s.22(1)  
**Sent:** Thursday, April 1, 2021 5:48 PM  
**To:** John Teti  
**Subject:** Re: Yes to @westcoastliquor for the M41N Development

Hi John,

My address is s.22(1)

Best Wishes!

s.22(1)

On Thu, Apr 1, 2021 at 5:21 PM John Teti <[john@gibsonhospitality.com](mailto:john@gibsonhospitality.com)> wrote:

Hi s.22(1)

Thank you for your support s.22(1) Could you please include your address, as the City requires an address to prove residency.

Thank you,

John Teti

Sent from my iPhone

On Apr 1, 2021, at 4:47 PM, s.22(1) wrote:



I'm 100% supportive of you moving into our neighbourhood! Please let me know what else you need from me to help support your efforts!

s.22(1)